

How to...

Control condensation in your home

Condensation happens when moisture in the air meets cold surfaces and condenses. If not removed, walls, furniture and clothing may absorb the moisture, and this can lead to mould. Here are some ways to manage condensation in your home.

Produce less moisture

- Cover saucepans when cooking, and always use an extractor fan if you have one fitted
- Dry clothes outdoors. If you need to dry them indoors, make sure you put them in the bathroom with the door closed, and the window open or the fan on. If you have a tumble dryer make sure you vent it to the outside (unless it is a self- condensing type)
- Use your heating system and avoid using paraffin or flueless bottled gas heaters as these produce large amounts of moisture.

Ventilate to remove moisture

- Open windows whenever someone is at home, and always keep trickle vents open
- Increase ventilation by opening windows when using the kitchen or bathroom, and always shut the door. This will help stop the moisture reaching other rooms
- Avoid putting too many items in your cupboards and wardrobes so the air can circulate
- Position wardrobes and furniture against internal walls. If you need to place furniture against an external wall then ensure there is a minimum gap of 100mm (4") between the furniture and the wall.

Heat your home a little more

- It's a good idea to keep low background heat on all day throughout the property in colder weather
- Avoid heating only one room to a high level and leaving the rest unheated as this can make the problem worse.

Prevent mould growth

- Wipe down your windows to remove excess moisture daily in the colder months. This will help to avoid staining
- Treat any black spots of mould before they become unmanageable. Remove them with diluted bleach (four parts water to one part bleach) or use a fungicidal wash that carries a health and safety executive 'approval number' (available from most good DIY stores)
- If you redecorate after treatment make sure you use a good quality fungicidal paint to help prevent future mould growth.