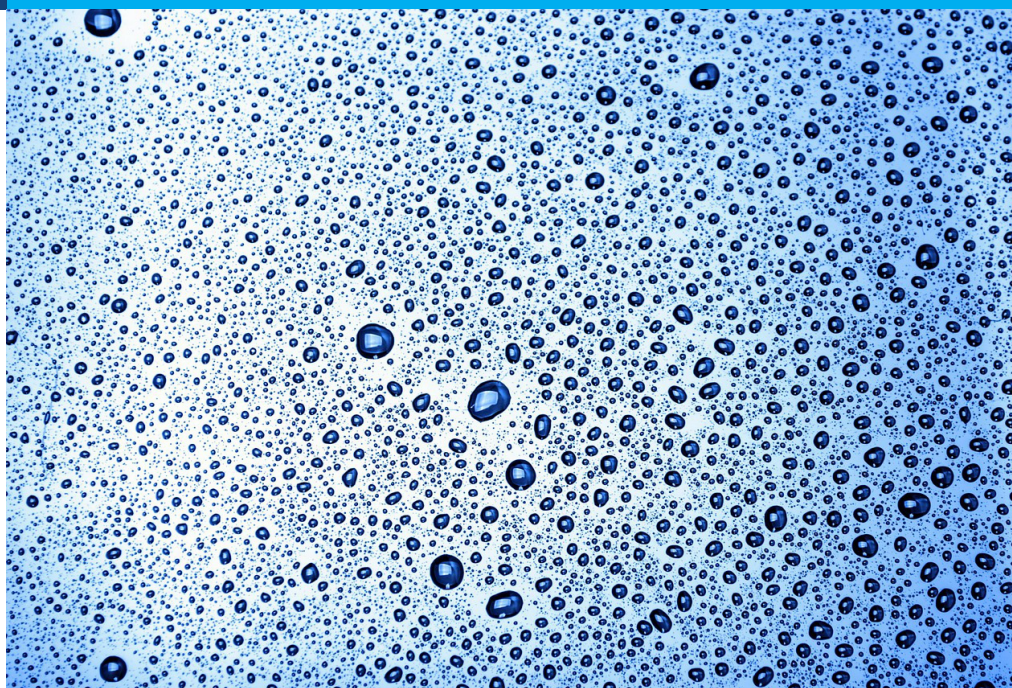


# Dealing with Condensation and Mould



**St Albans**  
City & District Council

Housing Services

**This leaflet explains how condensation causing mould growth forms and how you can keep it to a minimum.**

## What is condensation?

Condensation is the opposite of evaporation. It is water droplets in the air that form when warm moist air comes into contact with cooler air or a cold surface lower than the temperature in the room.



## Why is it a problem?

Condensation can cause excess moisture to become trapped in a property and potentially leading to mould growth. Mould needs three conditions to form:

1. Food
2. A place to grow
3. Moisture

## Control excess moisture

- Close kitchen and bathroom doors to prevent steam escaping. When cooking or washing, open a window or use an extractor fan for 20 minutes to allow steam to escape
- Open windows in other rooms each day and open trickle vents in your window frames
- Always wipe down surfaces when moisture settles to prevent mould forming
- Do not block air vents and keep furniture slightly away from the wall to allow air to circulate

## Produce less moisture

- Cover pans when cooking
- Dry clothes outdoors where possible or use small ventilated rooms with the extractor fans switched on
- Remember house pets and plants also produce moisture that will need to be ventilated
- Ensure your washing machine or tumble drier is vented in accordance with manufacturers' instructions
- Heating in short bursts is less energy efficient. maintaining a temperature of 18-22 degrees reduces the chance of condensation forming

## Some Dos and Don'ts

- ✓ Do treat mould already in your home and reduce condensation to restrict new mould growth.
- ✓ Do wipe off mould growth immediately with clean water.
- ✓ Do wipe down affected areas with a fungicidal wash. Always follow the instructions carefully. Do not use bleach.
- ✓ Do dry-clean clothes affected by mildew and shampoo carpets.
- ✓ Do redecorate after treatment using a good quality fungicidal paint to help prevent mould recurring. This paint is not effective if overlaid with ordinary paints or wallpaper.
- ✓ Do open bedroom windows, for up to one hour, when you get up.
- ✓ Do use extractor fans in your bathroom and kitchen.
- ✗ Don't block permanent ventilators or chimneys.
- ✗ Don't draught proof windows in the bathroom or kitchen or in rooms where there is condensation or mould growth, or where there is a gas cooker or a fuel-burning heater like a gas fire.
- ✗ Don't put furniture against cold external walls.
- ✗ Don't disturb mould by brushing or vacuum cleaning.



Homeowners who think they have a problem with damp in their home should seek advice from a damp specialist.

If you think you have a problem with damp and mould in your house please contact the council's repairs team on **01727 819256** or via email [stalbansrepairs@morgansindall.com](mailto:stalbansrepairs@morgansindall.com)