

A guide to Condensation Mould in flats



Condensation mould is particularly common in flats. This leaflet explains why this is and what you can do about it.

Why is condensation more likely to appear in flats?

Limited or no outdoor space

Having limited access to outdoor space means that more moisture is likely to be brought into the home, for example:

- Needing to dry clothes indoors – the average load of washing releases 8 pints of water into the air
- Storing items indoors that might usually be kept outside or in a garage – think wet bikes, pushchairs, wet boots or shoes

Open Plan Living Areas

Open plan living areas are often connected to kitchens where lots of moisture is produced through daily activities such as cooking, cleaning, washing clothes and drying dishes. All the steam and moisture produced by these activities is able to circulate and land on cooler surfaces such as walls and windows. When it comes into contact with these cooler surfaces condensation forms.

Rooms with no windows

It isn't uncommon for bathrooms and kitchens in flats to not have a window. Kitchens in open plan living areas are another example of this. With no window to open to draw out warm moist air during cooking and bathing, the moisture laden air will get trapped within the home and eventually meet with a cold surface and form condensation.



What can I do about it?

It is possible to keep on top of condensation through regular and consistent ventilation and heating.

Things you should do:



Remove as much moisture as possible from items you bring into the home including wet pets.



Dry washing in a room with an extractor fan or an open window.



Maintain a consistent temperature of 18 -21 degrees.



Run the extractor fan when showering or cooking and leave it running until after all the steam has cleared.



If you have an open plan kitchen /living area, open a window in the living area whilst cooking.



To prevent steam from escaping into other parts of the home close the door to a room producing steam from cooking or bathing. Always run the extractor fan until after all the steam has cleared.



Wipe down the bath or shower after bathing to remove as much water as possible.

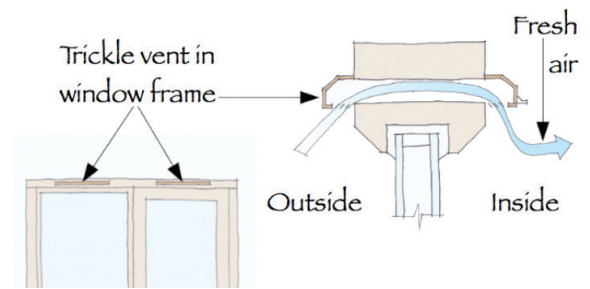


Wipe away any condensation that has formed on windows each day and wring the cloth out into the sink rather than letting it air dry.



Open windows each day to let the moist air escape and allow fresh air to circulate.

TRICKLE VENTS IN WINDOWS



Keep the window vents (sometimes known as trickle vents) open to help air to circulate.

Contact us

If you have problems being able to do any of the steps mentioned in this guide, such as your extractor fan isn't working, your windows don't open, your heating isn't working or there are other issues that may prevent you being able to manage the risk of condensation in your home, then please report them to us.

The easiest way to contact us about a non-urgent repair or housing matter is via our website:

<https://www.platformhg.com/report-repair>

Alternatively, you can contact us by phone on **0333 200 7304** - please note our call waiting times vary depending on when you call us.

If you need this information in easy read format, Braille or you need an interpreter please contact diversity@platformhg.com

We can help you

If you are struggling to heat your home due to rising costs, our Successful Tenancies Team are here for you. The team will work with you to help you sustain your tenancy by offering advice and support.

You can contact them at successfultenancies@platformhg.com.

Cost-of-living advice is also available on our website: www.platformhg.com

The **Successful Tenancies Team**



For further information and resources on Damp and Condensation mould please visit the Platform website pages here <https://www.platformhg.com/damp-and-condensation-mould>.

