


How To Recognise & Report Condensation, Damp & Mould





In this leaflet, SW9 wishes to provide information on the causes surrounding condensation, damp and mould, to offer some guidance on how to manage occurrences.

We also wish to advise on how we deal with the reporting of condensation, damp and mould. Upon reporting of damp or mould in your property, we will send a SW9 officers to examine the issue as soon as possible. We will then ensure that any repair required is raised with the most suitable contractor, where applicable.

We present the Housing Ombudsman's *Spotlight report on damp and mould* in the assurance of our continuing efforts in making improvements wherever necessary; the report can be accessed via the QR code here.



What is condensation?

Condensation occurs more prominently during the colder months and can be found in place around the home where air is still; for example, behind furniture or in a corner. Issues surrounding condensation can be easily rectified if we recognise the signs.

If water is running down walls and windows, musty smells occur or the wallpaper is peeling, then your home maybe suffering from the effects of condensation. Moisture is also generated during normal, everyday living, such as when we have a bath, or we boil a kettle.

Condensation is less likely to appear when your home is well-ventilated and is kept warm.



How to avoid condensation

There are several things that we can do to keep condensation at bay:

- Your washing machine and/or tumble dryer should be correctly vented.
- Close the bathroom or kitchen door when using, to avoid extra moisture.
- Try to dry clothes outside whenever possible.
- If you must dry clothes inside, use a laundry maiden and keep the room ventilated. Please avoid drying clothes on a radiator as this releases moisture into the air.
- When cooking, put lids onto pots and pans to avoid steam escaping.
- Keep your home's temperature to at least 18 degrees centigrade.
- Use curtains, preferably lined, keeping them open during the day, closed in the evening.
- Use a towel if you find condensation on your windows - please do not allow condensation to collect on the frames, as this may lead to rot.



Ventilation versus warmth

It is important to allow warm air to escape your home, as it is full of moisture. Cooler and drier air helps in keeping condensation at bay. Open windows slightly in rooms that you use on a regular basis.

It is advisable to ventilate for up to an hour at a time; do not leave windows open all day.



What is damp?

Damp occurs when water finds its way into a property from the outside. The causes for this could stem from:

- Leaking gutters.
- Gaps in doors or windows.
- Poor brickwork.
- Broken pipes.

How to tackle damp issues

If you see damp patches on internal walls, penetrating damp may be happening. The more rain we have, patches could become larger. Cracks in gutters could also lead to further symptoms.

If you have identified that there maybe symptoms of damp in or around your home, this should be investigated as soon as possible as it may lead to other structural issues in the future. Please contact us if you are aware of anything approaching these scenarios; these issues will need to be tackled by a damp or other structural specialist.

What is mould?

A microscopic fungus that develops in damp places, mould spores are found everywhere. Thousands of these spores are released into the atmosphere. Signs include fuzzy black, green or white patches on walls, and a musty smell in the air. This is more dangerous in the home when temperatures drop.

As has been sadly proven, people who are living with mould are more likely to experience respiratory issues, including allergies, asthma, or more severe illnesses. Inhaling and/or touching mould spores can cause allergic reactions.

In homes, condensation is the leading cause of mould, most prevalent in those parts of the home such as bathrooms, kitchens and around windows, as previously mentioned. If the affected area is left untreated, it could become damp and create a condition where mould may develop.

Tips on preventing mould

- Wipe away signs of mould - antifungal or antibacterial sprays can be used. Always use a cloth and make sure the area is completely dry afterwards.
- You may need to repeat this process to avoid further outbreaks.
- Redecorate using a specialist fungacidal paint or fungacidal wallpaper paste.
- Ordinary paint/paste will not work.



In conclusion

As shown, there are several different things that cause condensation, damp and mould in the home, so it is really important to find out the root cause.

Information & Contact

For further information including a short video on condensation, please see our website page, *Condensation and your home*, which you can access via the QR code shown here:



Telephone us, email our Repairs Damp & Mould Team, or complete the SW9 Repairs Form:

- 0207 326 3700
- Dmc@sw9.org.uk
- [Online Repairs form](#)

Information & Contact

You can visit our Housing Office in person or contact us by post:

SW9 Community Housing
6 Stockwell Park Walk
London SW9 0FG

- **Monday - 9am-5pm**
- **Tuesday - 10am - 5pm**
- **Wednesday-Friday - 9am-5pm**

Further Advice

Further related advice and information on this topic can also be found at (click on the links for access):

- **[The Energy Saving Trust](#)**
- **[National Energy Action](#)**
- **[How To Get Rid Of Mould](#) (*Centre for Sustainable Energy*)**
- **[What is mould and how to get rid of it?](#) (*AXA Insurance*)**
- **[What is mould?](#) (*Airtech Solutions*)**