

Consider cavity wall insulation. Before deciding though, you should talk to your local building inspector as building regulations approval is required.

Consider secondary and double glazing of windows to reduce heat loss and draughts but you must ensure there is some ventilation.

Heat your home at low levels for a long time rather than high levels for short periods; this will ensure that few cold surfaces are in the home. Heat the home even when there is no one there.

#### Some words of warning

- Do not block permanent ventilators
- Do not completely block chimneys. Instead, leave a hole about two bricks in size and fit a louvered grille over it
- Do not draughtproof rooms where there is condensation or mould
- Do not draughtproof a room where there is a cooker or a fuel burning heater, e.g. a gas fire
- Do not draughtproof windows in the bathroom and kitchen

#### Dealing with Mould Growth

First treat any mould that you may already have in your home. If you then deal with the basic problem of condensation, mould should not reappear.

Mould on washable surfaces can be removed with a fungicide solution readily available from stores.

Other items such as materials can often be washed or dry-cleaned, although this may not always remove the mould staining.

After treatment, redecorate using a good quality fungicidal paint to help prevent mould recurring. Note that this paint is not effective if overlaid with ordinary paints or wall paper.

The only lasting way of avoiding severe mould is to eliminate dampness.

#### USEFUL INFORMATION

Useful information on effective ways to heat and insulate your home can be obtained from the Energy Savings Trust. ([www.est.org.uk](http://www.est.org.uk))

If you are a householder who receives a qualifying income or disability related benefit, you may be eligible for a grant for the installation of a major insulation measure such as draughtproofing, loft insulation, or cavity wall insulation, under the governments 'Warm Front' programme. There is assistance available for all private sector or private rented households. To find out if you are eligible for the scheme or about further grants and discount schemes available, contact 01932425172 or email [energy@runnymede.gov.uk](mailto:energy@runnymede.gov.uk)

**Private Sector Housing  
Runnymede Borough Council  
Civic Offices  
Station Road  
Addlestone  
Surrey  
KT15 2AH**

**Tel 01932425886 / 01932425888**



# RUNNYMEDE BOROUGH COUNCIL

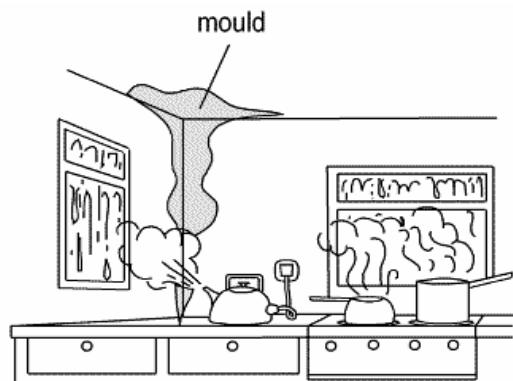
## Private Sector Housing



Keep your home free from  
**damp & mould**

***Is your home damp? Damp can cause mould on walls and furniture and make timber frames rot. Damp housing encourages the growth of mould and mites, and can increase the risk of respiratory illness.***

***Some damp is caused by condensation. This leaflet explains how condensation forms and how you can keep it to a minimum, so reducing the risk of dampness and mould growth.***



**Condensation**

### **What is CONDENSATION?**

Condensation is dampness occurring when air laden with water vapour cools on contact with a cold surface, you notice it when you see your breath on cold days or in the bathroom on mirrors or tile surfaces.

Condensation frequently occurs during cold weather and appears on cold surfaces and in areas of the dwelling where there is little movement of air.

Condensation is frequently found near or on windows, cold wall surfaces and in or behind cupboards or wardrobes. Also it often forms on north facing walls.

### **Is Your Dampness CONDENSATION?**

Does it leave a tidemark? – if so it is not condensation and you should trace the source of a leak or dampness from rain seeping through windows or rising dampness due to a defective or missing damp proof course.

If your home is newly built it may be damp because the water used during its construction (for example, in plaster) is still drying out.

If your home is damp for any of these reasons it may take weeks of heating and ventilation to dry out. Hiring a dehumidifier will help.

If you do not think the damp comes from any of these causes, then it is probably condensation.

### **How to minimise CONDENSATION**

#### ***Produce Less Moisture***

Ordinary daily activities produce a lot of moisture often very quickly.

- Cover boiling pans and turn kettles off

- Avoid paraffin and portable gas heaters as these add moisture to the air in the dwelling.
- Dry washing outdoors or in the bathroom with the door closed, window open or fan turned on.
- Vent tumble dryers using proper vent kits or use a self-condensing type.

#### ***Ventilate to Remove Moisture***

You can ventilate your home without making draughts.

- Keep a small window or trickle ventilator open when the room is in use.
- Ventilate kitchens and bathrooms when you are using them. Ideally fit a humidistat controlled fan, one which will operate automatically at a set humidity level. They are cheap to run and effective.
- Prevent the warm air spreading by keeping kitchen and bathroom doors closed when the room is in use.
- Do not completely draught-proof windows in kitchens and bathrooms.
- Ventilate cupboards and wardrobes; do not put too many things in them so preventing air circulation. Where possible put them on internal walls.

#### ***Keep Your Home Warm***

Insulation and draught proofing will help keep your home warm and will also cut fuel bills. When the whole home is warmer, condensation is less likely.

- Insulate your loft. Remember to draughtproof the loft hatch but do not block the opening under the eaves.