

LEAFLET

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Condensation and black mould

A guide for residents

JRHT JOSEPH
ROWNTREE
HOUSING TRUST

This leaflet explains:

1. What condensation is and why it occurs
2. The likely consequences of allowing condensation levels to rise
3. How you can bring condensation levels down

1. What is condensation and why does it occur?

Condensation is dampness formed when air containing water vapour is cooled by contact with a cold surface.

Its main cause is your day-to-day activities, coupled with lack of ventilation and background warmth.

The average household produces around 14 litres or 24 pints of water vapour every day. This vapour is held in the warm air and must be allowed out of the property or condensation may form.

Condensation mainly occurs on cold walls inside and other cold surfaces such as tiles and cold water supply pipes under sinks and hand basins. It is usually worse during the winter.

2. What happens if condensation occurs?

Small amounts of condensation can be found in most homes, but if you do not deal with it, and it is allowed to get worse, then black mould growth can occur. Black mould is almost exclusively caused by condensation and is usually found at the skirting level in rooms, in the corners of walls and ceilings or on cold surfaces. Mould can also appear on

cold surfaces such as tiles and window sills or behind furniture where the air flow is restricted. Mould and mildew can also grow on furnishings, curtains and even clothes and shoes and can spoil wallpaper and furnishings.

If you see black mould, this can be removed by wiping down with detergents or proprietary mould removers. It can be washed out of fabrics, but may leave stains or spoil colours.

The best way of tackling mould is to reduce the condensation levels (see our suggestions below) and prevent it growing in the first place.

JRHT will not pay if your personal possessions are damaged by black mould caused by condensation. You may, however, be able to claim this back from your home contents insurance.

3. How you can bring condensation levels down

It is your responsibility to prevent and address condensation in your home. The five main ways to deal with condensation are:

1. Produce less water vapour or steam in your home (e.g. by not drying wet clothes on radiators/indoors, by covering cooking pans, by keeping

the bathroom door shut when running hot baths);

2. Don't let the water vapour and steam that is produced spread all round the house, by keeping doors closed;
3. Keep your home ventilated (e.g. by keeping a small, secure window ajar);
4. Keep your home warm;
5. Allow air to circulate by reducing clutter.

If, after taking these steps, the problem continues, please contact The Customer Services Team on 0800 5870211.

Joseph Rowntree Housing Trust

Head Office

The Garth

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YO32 4TZ

Reception open Mon to Fri from 8.30 am to 5pm (Wed 10am to 5pm)

Tel: 0800 587 0211 (this line is diverted to the emergency call line outside the above hours)

Other offices where you can make enquiries or pay your rent/charges:-

Plaxton Court

Woodlands Drive

Scarborough

YO12 6QT

Reception open Mon - Fri from 9am to 5pm.

Weekends 10am to 2pm

Tel: 01723 340290 (this line is diverted to the emergency call line outside the above hours)

Hartfields Retirement village

Merlin Way, Bishop Cuthbert

Middle Warren

Hartlepool

TS26 0US

Reception open Mon - Fri from 8.15am to 12am and 6pm to midnight

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Tel: 01429 855070 (during reception hours)

Tel: 07980 705713 (out of hours emergency line)

Email: information@jrht.org.uk

Visit our website: www.jrht.org.uk

JRHT is a registered housing association, managing around 2,500 homes, and is a registered provider of care services.

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