



Livv
housing group

Condensation, mould and damp





What is condensation?

Condensation happens when moisture in warm air meets a cold surface, and this leads to water droplets forming. It can often be spotted on windows, walls, soft furnishings, and in or behind wardrobes and cupboards.

How to avoid condensation

- **Cooking:** when cooking try to reduce the amount of moisture by cooking with lids on pans.
- **Bathing:** when running the bath, run the cold water first, then add the hot, it will reduce the amount of steam produced. Open a window or use the extractor fan where this is available.
- **Washing clothes:** put washing outdoors to dry if you can, if this isn't possible, place in the bathroom with the door closed and the window open or extractor fan on. Try not to dry clothes on radiators as the moisture will stay in the room and condense on other surfaces.
- **Windows:** if you have vents on your windows, leave these open to allow air to circulate



What is mould?

Condensation can lead to staining and mould growth, damaging wallpaper, wall surfaces, window frames, furniture and clothing. It is a telltale sign that is frequently associated with excess moisture production and condensation.

If you develop mould in your home that you think may be caused by condensation, such as in your shower or around your bath, it needs to be cleaned with a mould cleaning product. Mould cleaning products can be picked up in most supermarkets. Please follow the instructions provided with the product. Don't use washing up liquid or bleach to clean mould, as this won't remove it effectively and can make it worse.



If you identify mould in more than one room or you have not seen signs of condensation that could be causing it, please contact us and we'll investigate it.

What is damp?

Damp is where there's an excess of moisture in a room. Condensation is the most common cause of damp, however it's not the only cause.

Damp can be caused by:

- leaking pipes, waste pipes and drainage
- rain seeping through damaged roof tiles, from a blocked gutter, or around window frames
- rising damp at the bottom of a wall due to a defective damp course
- penetrating damp around windows or on external walls.



Early signs of damp might be a musty smell, but you may also see dark or discoloured patches on walls or plaster, rotting woodwork, or the appearance of mould or mildew on walls, floors or ceilings.

If you have signs of damp, please contact us as soon as possible and we'll send a member of our team round within 14 days to assess the damp. We'll log repair works and aim to complete the works within 28 days of diagnosis.

For more information visit [livvhousinggroup.com/dampandmould](https://www.livvhousinggroup.com/dampandmould)

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