If you have any difficulty understanding the language or content of this literature for any reason, we would welcome the opportunity to help. Please contact Sandwell M.B.C. on 0121 569 5232 so that we can arrange the assistance you need.

કોઇ પણ કારણસર જો અહીં આપેલા લખાણની ભાષા અથવા સમાવિત બાબત સમજવામાં તમને મુશ્કેલી પડે, તો અમે તમને મદદ કરવાની તક આવકારશું. કૃપા કરી સેન્ડવેલ એમ.બી.સી.નો 0121 569 5232 પર સંપર્ક સાધો જેથી તમને જરૂર પડતી સહાયની અમે વ્યવસ્થા કરી શકીએ.

ভাষাগত সমস্যা বা অন্য কোন কারণে এই লেখাটি বুঝতে আপনার অসুবিধা হলে আমরা সানন্দে আপনাকে সাহায্য করব। অনুগ্রহ করে স্যান্ডওয়েল কাউন্সিলে 0121 569 5232 নম্বরে ফোন করে যোগাযোগ করুন যাতে আপনার জন্য প্রয়োজনীয় সহায়তার ব্যবস্থা করা যায়।

إذا كانت لديكم أية مشكلة في فهم لغة أو مضمون هذا الكتابات لأي سبب من الأسباب، فيسعدنا مساعدتكم. نرجو الاتصال بمجلس ساندويل إم بي سي على هاتف رقم 0121 569 5232 حتى ننسق لمساعدتكم.

ਜੇ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਕਾਰਨ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿੱਚ ਕੋਈ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਅਸੀਂ ਤੁਹਾਡੀ ਮੱਦਦ ਕਰਕੇ ਖੁਸ਼ ਹੋਵਾਂਗੇ। ਕਿਰਪਾ ਕਰਕੇ ਸੈਂਡਵੈੱਲ ਐੱਮ ਬੀ ਸੀ ਨੂੰ **0121 569 5232** ਨੰਬਰ ਉੱਤੇ ਸੰਪਰਕ ਕਰੋ ਤਾਂਕਿ ਤੁਹਾਡੀ ਮੱਦਦ ਦਾ ਪ੍ਰਬੰਧ ਕੀਤਾ ਜਾ ਸਕੇ।

اگر آپ کو اس دستاویز کی کوئی بات سمجھنے میں یا اس زبان میں پڑھنے میں کوئی مشکل درپیش ہے تو ہم آپ کی بخوشی مدد کرنے کو تیار ہیں۔ براہ مہربانی سینڈویل میٹروپولیٹن برہ کو اس نمبر پر فون کیجئے 0121 569 5232 تاکہ ہم آپ کی ضرورت کے مطابق آپ کی مدد کا انتظام کر سکیں۔

Sandwell
Metropolitan Borough Council

CONDENSATION

A GUIDE FOR HOUSEHOLDERS

Sandwell
Metropolitan Borough Council

What is Condensation?

- There is always some moisture in the air even if you cannot see it.
- As the air gets cooler it can hold less moisture so droplets of water appear especially on cold surfaces; this is known as condensation.
- Everyday examples of condensation are when you see your breath in cold weather or when the mirror mists up when you have a bath.

Where does condensation occur?

- Condensation can occur on any surface that is cold enough. Typically it occurs in places where there is little air movement, such as in corners, behind large pieces of furniture and often in wardrobes. It often appears around windows and on external walls.
- Soft furnishings can also have condensation form on them and often absorb moisture from the air.

How can I recognise condensation?

- Other forms of dampness such as rising damp and leaks from plumbing or through the structure often leave “tidemarks”. Condensation does not leave a “tidemark”.
- Condensation is often accompanied by mould growth. Mould can also accompany dampness caused by leaks but rarely with rising dampness.

- If it is cold and the dampness appears in the areas previously listed then there is a good chance that it is condensation.
- Condensation tends to be worse in cold weather.

First steps to combat condensation

- Wipe down windows and sills when condensation appears on them. Wring out the cloth rather than drying it on a radiator or in front of a heater.
- Fit condensation channels or sponge strips to windows to collect the condensation. These inexpensive items can be purchased from most DIY shops. Care must be taken to fit these properly.
- Other forms of dampness tend to be worse in wet weather, except for plumbing leaks.

POINTS TO REMEMBER

1. Produce less moisture vapour:

- cover pans
- dry clothes outdoors
- vent your tumble dryer to the outside air.

2. Ventilate effectively:

- ventilate rooms when in use
- increase ventilation when cooking, washing and drying
- keep doors shut
- ventilate cupboards and wardrobes
- consider fitting humidistat controlled fans.

3. Insulate and draught-proof:

- insulate the loft
- draught-proof windows and external doors
- consider cavity insulation
- consider secondary or double-glazing.

4. Heat your home effectively:

- keep low background heat on all day
- Contact the council to find out about benefits and help available for fuel bills.

Point of Contact

- Tenants of Sandwell MBC should contact their Local Neighbourhood Office or Customer Services 0121 569 6000
- www.sandwell.gov.uk

How do I get rid of damp in my home?

- Strip wall and ceiling paper from mould affected rooms.

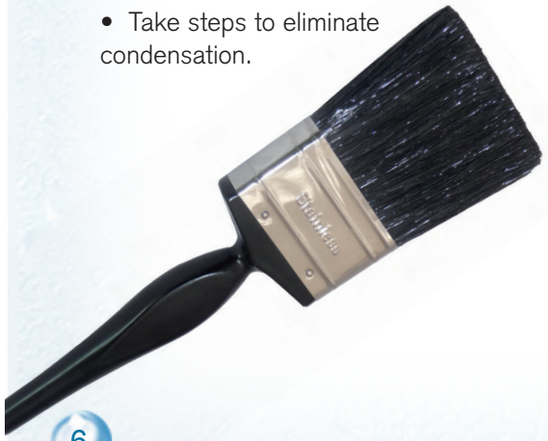
- Wash down mould affected walls, ceilings and paintwork with a fungicidal wash that carries a Health & Safety Executive approval number. Follow the manufacturer's instructions precisely.

- Re-decorate with a good quality fungicidal paint. Please note that the paint will be rendered useless if it is painted over with ordinary paint or overlaid with wallpaper.

- Dry clean mould affected clothing. Shampoo carpets and other soft furnishings, affected by mould, with a suitable cleaning agent.

- Brushing and vacuuming mould can release spores and increase the risk of breathing problems.

- Take steps to eliminate condensation.



What is my landlord responsible for?

- As the law stands your landlord can only be held liable for condensation that has been caused by disrepair to existing items that he or she is obliged to repair.

These should be listed in your tenancy agreement, but as a minimum these will be:

the structure and exterior of the building;

the services for the supply of water, gas and electricity;

the installations for the disposal of waste and foul water;

the installations for space and water heating.

- Unless stated in your tenancy agreement, or the building is subject to a "wholly exceptional vulnerability to condensation" which is so unusual that there would have to be a special form of heating to combat the condensation, then your landlord is not obliged to provide or upgrade either central heating, extractor fans or insulation.

How do I avoid condensation?

The following measures will help you reduce condensation:

1. Produce less moisture

Every day the average UK household puts about 12 litres [about 20 pints] of moisture into the air in their home. In homes where clothes are dried indoors, or where paraffin or bottled gas heaters are used the total can be over 20 litres [36 pints] a day. [Building Research Establishment; Good Repair Guide 7 – Treating Condensation in Houses].

Some ordinary daily activities produce a lot of water very quickly for example cooking, use of flue-less paraffin/bottled gas heaters and washing/drying clothes.

a) Cooking:

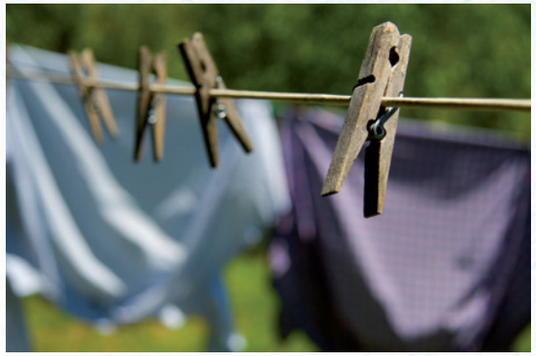
Reduce the amount of moisture given off by covering pans and do not leave kettles boiling.

b) Use Flue-less Paraffin and Bottled Gas Heaters:

These produce a lot of moisture. One gallon of paraffin or gas produces about a gallon of moisture.

These heaters are NOT recommended and are prohibited in the Council's flats and maisonettes.

c) Dry washing outside if possible.

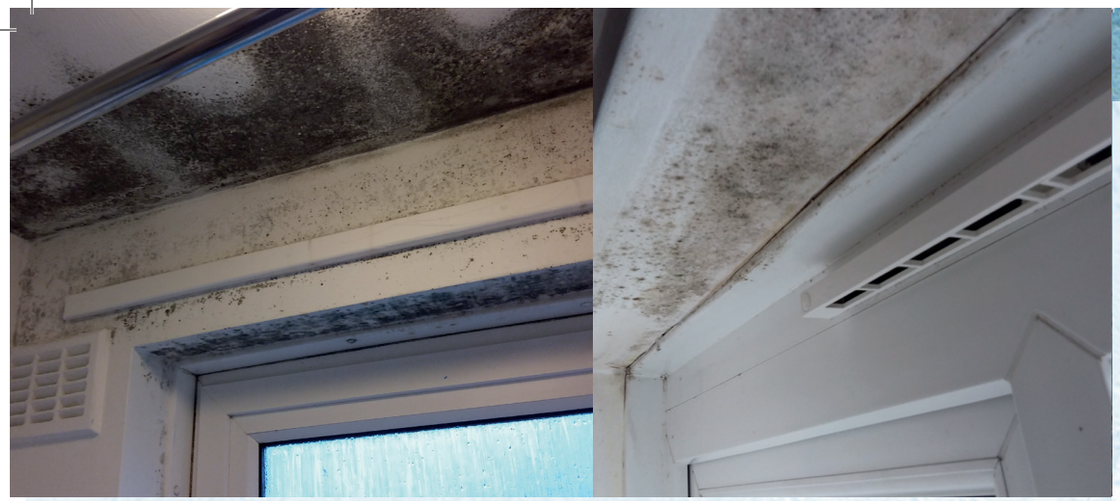


If drying washing indoors is unavoidable then dry it in a closed, heated and well ventilated room, such as a bathroom. If there is an extractor fan fitted, use it. If you use a tumble dryer then make sure it is ventilated directly to the outside air. Venting kits are available for many popular brands of dryer. Avoid tumble dryers that vent directly into the room.

2. Ventilate to remove the moisture

You can ventilate without making draughts. In occupied rooms some ventilation is needed all of the time. This is to get rid of the moisture being produced there, which includes water vapour produced by breathing.

a) Keep a small window ajar or a trickle vent open.



b) Kitchens and bathrooms need more ventilation when you cook, wash up, bathe or dry clothes. You will need to open windows wider and use extractor fans, if fitted. Humidistat controlled fans are particularly useful because they operate automatically when the air is humid. They are relatively cheap to run.

c) Close kitchen and bathroom doors whilst these rooms are in use and for a while afterwards to allow the moisture to be vented to the outside. This will help to reduce passage of moisture to other parts of your home.

d) Consider fitting closers to the kitchen and bathroom doors.

e) Ventilate cupboards and wardrobes. Do not overfill them as overfilling reduces air circulation. Cut slots into backs of shelves, or use slatted shelves. Cut breather holes in doors and backs of wardrobes. Leave sufficient space to allow air circulation between the backs of large furniture and walls.

f) Avoid locating wardrobes and large furniture against external walls.

g) If you replace your windows, make sure that the new frames have trickle vents fitted and use them.

3. Insulate and fit draught proofing

Insulation and draught proofing will reduce your heating costs and will help to prevent condensation.

a) Insulate the loft and cavity walls.

b) Fit draught proofing to doors and windows except those rooms affected by condensation.

c) Do not cover airbricks or other permanent ventilators. These are often strategically placed to ventilate vulnerable areas. Some ventilators may be providing vital combustion air for gas appliances [these should be marked "Do Not Cover"]. Covering these can cause the gas appliance to give off Carbon Monoxide, which is toxic and can be lethal.

d) When insulating lofts do not block the opening under the eaves.

e) Secondary and double-glazed windows will reduce heat loss but you must ensure that there is sufficient ventilation.

f) Contact the Council for advice on energy efficiency grants.

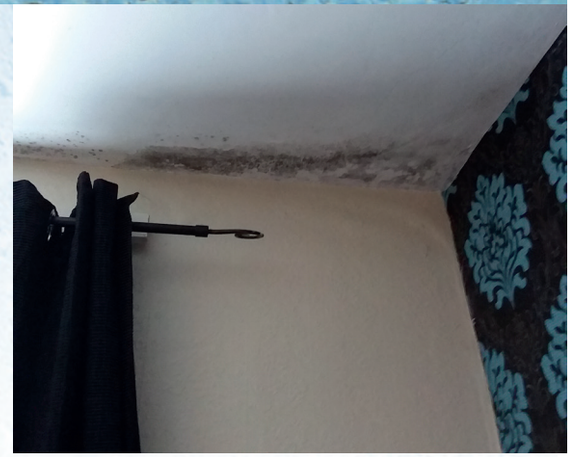
4. Heat your home effectively

a) The best way to keep rooms warm enough to avoid condensation is to keep low background heat on all day, even if you are out. This will allow the structure of the building to warm up as well as the air. Short bursts of heat will only warm up the air leaving surfaces cold. An ideal recipe for condensation.

b) The first method of heating, above, is particularly important in homes where all of the rooms are on one level and do not benefit from heated rooms below.

c) If possible install thermostatically controlled heaters in each bedroom. Avoid flue-less paraffin or bottled or mains gas appliances.

d) De-humidifiers can help to reduce condensation, but these are most effective in heated rooms.



Why treat damp and mould?

Damp and mould can cause a number of negative health effects from exposure to dust mites and mould spores as well as psychological effects from damage to the interior of your home. Symptoms can include;

- Coughs and wheezes
- Conjunctivitis
- Eczema
- Increased asthma severity in sufferers
- Depression
- Anxiety