



If you need more help, or information about the Services we provide please contact us :

Tenant Complaints : (properties occupied by a single family/person)	01274 433531
Houses in Multiple Occupation :	01274 437107
Other Private Property Complaints :	01274 433531
Home Energy Conservation Co-ordinator :	01274 437589
Empty Properties :	01274 437107
Accreditation of Rented Property :	01274 437148

Other Useful Contacts

Bradford Energy Efficiency Scheme :	0800 833 018
Warm Front (grants for heating & insulation):	0800 316 2814
The Key House Project (Tenancy Advice) :	01535 680677
National Grid (gas leaks/unsafe appliances) :	0800 111 999
Pest Control :	01274 433926
Environmental Health/Protection (general enquiries) :	01274 434366

www.bradford.gov.uk/housing

**Department of Regeneration,
Housing Service,
1st Floor South Wing,
Jacobs Well,
Bradford,
BD1 5RW.**



CONDENSATION & MOULD

*Advice for Landlords,
Tenants and Homeowners*

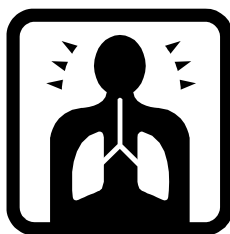
What is condensation and why does it cause mould growth?

There is always some moisture in the air, even if you can't see it. When warm air hits a cold surface or cold air, the water starts to form tiny drops of water. This is condensation.

You notice it on bathroom mirrors and when you breathe out on a cold day. Between 80-85% of dampness in houses is caused by condensation.

It is particularly common on north facing walls, in and behind wardrobes, on or near windows or in cold and in draught free corners.







The dampness provides ideal conditions for black mould to grow. This mould then produces spores that can seriously affect the health of the residents of the home, particularly if they have an existing heart or lung condition such as asthma.






The mould growth and dampness will also cause damage to the property and its contents.

Condensation can be minimised by the provision of adequate heating and ventilation.

Measures to Control Condensation




-  Keep kitchen and bathroom doors closed when cooking or washing **and** open the window;
-  Dry clothes outside or use a tumble drier properly vented to the outside unless it is self-condensing;
-  Don't use portable gas heaters, don't block permanent ventilators or chimneys and don't draught-proof rooms which contain fuel burning heaters or cookers;
-  Fit extractor fans that recycle the lost heat (heat exchanging) and switch on when moisture levels in the air rise (humidistat);
-  Ensure that there is adequate provision for heating;
-  Increase insulation;

Measures to Treat Mould Growth

-  Remove condensation from windows when it occurs;
-  Dispose of or thoroughly clean affected furnishings and clothes;
-  Wash walls with a dilute solution of bleach (carefully following the safety instructions);

For heavily moulded areas, treat with fungicide (carefully following the safety instructions) and redecorate with anti-mould paint.

What are the other causes of dampness?

-  Leaking fresh or waste water pipes;
-  Water seeping through gaps in roof tiles, defective doors and windows etc.;
-  Rising damp soaking up the walls from the ground;

These kinds of dampness often leave a 'tidemark' and are not normally associated with mould growth, although they can make a condensation problem worse. If the dampness is not condensation, a builder or damp proof specialist will be required to remedy the problem.