

The background of the entire slide is a close-up photograph of numerous small, clear water droplets (condensation) on a glass surface. The droplets are of various sizes and are densely packed in some areas, creating a textured, bubbly appearance. The lighting is soft, highlighting the spherical shape of the droplets.

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How to treat  
the effects of  
condensation  
and reduce the  
risk of damp or  
mould.

DAMP, MOULD  
& CONDENSATION

# Damp, Mould & Condensation

This leaflet provides information on how to treat the effects of condensation (the most common form of damp in homes) and how to reduce the risk of damp or mould which may occur and may lead to structural damage and health problems.

## What is damp, mould and condensation?

**Damp** refers to the presence of excess moisture within a building's structure, which can affect walls, ceilings, floors, and air quality. It can arise from various sources and, if left untreated, may lead to structural damage and health problems.

There are **three main types of damp**:



**Rising Damp:** Caused by moisture from the ground moving up through walls due to a failed or missing damp-proof course. It typically affects lower parts of walls and can cause paint to peel and plaster to crumble.



**Penetrating Damp:** Occurs when water enters the building through external defects such as cracked walls, damaged roofs, or faulty window seals. It can appear anywhere on walls or ceilings and often worsens during wet weather.



**Condensation:** The most common form of damp caused when warm, moist air comes into contact with cold surfaces like windows or walls. It often leads to **mould growth**, especially in poorly ventilated areas like bathrooms and kitchens.



**Mould** is a type of fungus that thrives in damp, humid conditions. It appears as black, green, or white patches on surfaces and can release spores into the air. These spores may trigger **asthma**, **allergies**, and other **respiratory issues**, particularly in children, older adults, and those with pre-existing health conditions.



**Condensation** is a key contributor to mould growth. It results from everyday activities such as cooking, bathing, and drying clothes indoors. Without proper ventilation, moisture builds up and settles on cold surfaces, creating an ideal environment for mould to develop.

## Responsibilities of Woven

**Investigates Reports:** When tenants report issues related to damp, mould, or condensation, the Woven initiates a thorough inspection. This includes identifying the type of damp—whether it is **rising damp** caused by moisture from the ground, **penetrating damp** due to structural damage, or condensation resulting from everyday activities like cooking and bathing.



**Repairs Structural Issues:** If the inspection reveals faults such as broken gutters, leaking pipes, faulty window seals, or a failed damp-proof course, the housing association arranges for qualified contractors to carry out repairs. These actions help prevent further moisture ingress and protect the structural integrity of the property.



**Provides Advice & Leaflets:** Tenants are given guidance materials explaining how to manage indoor moisture levels, reduce condensation, and prevent mould growth. These resources empower tenants to take proactive steps in maintaining a healthy home environment.



## Tenant Responsibilities

**Report Problems Early:** Tenants should promptly report any signs of dampness, mould spots, or musty odours. Early intervention helps prevent the spread of mould and reduces health risks.



**Ventilate Your Home:** Open windows daily, especially after cooking or bathing, and keep trickle vents open to allow continuous airflow. Good ventilation helps remove excess moisture from the air.



**Use Extractor Fans:** Kitchens and bathrooms are high-moisture areas. Use extractor fans during and after cooking or showering to remove humidity and prevent condensation.



**Dry Clothes Safely:** Avoid drying clothes indoors without proper ventilation. Use a tumble dryer vented to the outside or dry clothes outdoors when possible.



**Wipe Down Surfaces:** Regularly clean windows, tiles, and walls to remove condensation and prevent mould spores from settling and growing.



## Health Risks

Mould can trigger asthma attacks, allergic reactions, and other respiratory problems. Vulnerable groups such as children, the elderly, and individuals with pre-existing health conditions are particularly at risk.

Black mould (*Stachybotrys chartarum*) is especially harmful and should be addressed immediately. It can produce mycotoxins that affect indoor air quality and pose serious health threats.



# **Preventing damp, mould and condensation throughout the home**

## **In the Kitchen**

- Use extractor fans or open windows while cooking to remove steam and moisture.
- Cover pots and pans when boiling or simmering to reduce steam.
- Avoid drying clothes in the kitchen, especially near radiators or cookers.
- Wipe down surfaces like windowsills and tiled walls after cooking to remove condensation.
- Keep cupboard doors slightly open if they're on external walls to allow air circulation.

## **In the Bathroom**

- Always use the extractor fan during and after showers or baths.
- Open a window for at least 15–20 minutes after bathing to let moisture escape.
- Keep the door closed while showering to contain steam, then open it afterward to ventilate.
- Wipe down tiles, mirrors, and windows to remove condensation.
- Hang towels to dry properly and avoid leaving damp items in piles.

## **Throughout the Home**

- Ventilate daily: Open windows for short periods to allow fresh air to circulate.
- Use trickle vents on windows if available and keep them open.
- Maintain a consistent temperature: Avoid letting rooms get too cold, as this encourages condensation.
- Avoid overfilling wardrobes and cupboards, especially those on external walls, to allow airflow.
- Keep furniture slightly away from walls, especially external ones, to prevent trapped moisture.
- Dry clothes outdoors or in well-ventilated rooms with windows open.
- Check for leaks in roofs, gutters, and pipes and report them promptly.



## Drying Clothes

Drying clothes indoors can significantly increase moisture levels in your home, especially in poorly ventilated spaces. This excess moisture can lead to condensation, which encourages mould growth on walls, ceilings, Dry clothes outdoors whenever possible. Fresh air and sunlight help clothes dry faster and reduce indoor humidity.

- Use a tumble dryer that is properly vented to the outside. Condenser dryers should be emptied and cleaned regularly.
- Dry clothes in a well-ventilated room with windows open or an extractor fan running.
- Use a dehumidifier if drying indoors is unavoidable. It helps remove moisture from the air.
- Hang clothes on a drying rack, not over radiators, and keep the rack away from walls to allow air to circulate.
- Avoid drying clothes on radiators, as this release's large amounts of moisture into the air and can cause condensation on nearby walls and windows.
- Don't leave damp clothes in piles, which can quickly lead to mould growth.
- Avoid drying clothes in unventilated rooms, especially bedrooms or living rooms, where moisture can linger and affect air quality.



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