

Condensation



What is Condensation?

Condensation happens when warm damp air meets a cool surface and water droplets are formed. If the cool surface is non-absorbent (e.g. window glass), the water runs down the surface. If the cool surface is absorbent (e.g. wallpaper) the water soaks in and the area becomes damp. Damp areas provide ideal conditions for mould to grow.

Damp caused by condensation should not be mistaken for damp caused by a leaking roof or rising damp. Damp from a leak leaves a 'tide mark' around the source of the leak, and should be reported to us so we can repair the problem area.

Where Does Condensation Come From?

Condensation in the home comes from many sources: your body loses around quarter of a litre of water per day simply through breathing; boiling kettles and cooking meals release water vapour; taking a shower and drying clothes indoors all contribute to the risk of condensation.

Where Does Condensation Happen?

Any surface which is cooler than the surrounding air, and where there is not much air movement. For example:

- On external walls
- Around windows
- In corners
- Behind large pieces of furniture such as sofas or wardrobes
- In wardrobes

Condensation can happen in any room, but is more common in cooler rooms such as bedrooms and hallways, or in rooms where more water vapour is produced, like kitchens and bathrooms.

How Do I Prevent Condensation?

1. Keep your home at a comfortable and consistent temperature.
2. Keep your home well ventilated.
3. Keep the trickle vents in the window frame (if fitted) open. Most of our properties have trickle vents.
4. Whenever possible, dry your clothes outdoors.
5. If you have a tumble dryer, make sure it is either a condensing dryer, or is properly vented to the outside.
6. When cooking, keep lids on your pans and don't leave kettles boiling.
7. Keep bathroom doors closed when taking a bath or showering, and wipe down damp bathroom surfaces rather than letting them air-dry.
8. Leave a gap behind large furniture to allow air to circulate.
9. If you have an extractor fan in the kitchen and/or bathroom make sure you use it.
10. Don't use bottled gas or paraffin heaters as they produce a lot of moisture.
11. Don't over fill wardrobes - leave room for air to circulate.

I Already Have Condensation and Mould – What Do I Do?

Wash the affected area with a suitable cleaning product. Walls and ceilings should be treated with a fungicidal wash, which you get from any DIY shop. Wallpaper may need to be stripped from the area before treatment. Carpets and soft furnishings should be shampooed, not brushed, as brushing will release mould spores into the air, which can sometimes be harmful to adults, children and pets.

If you are unable to treat the mould yourself, please book a Property Officer inspection through your **My Home** account, or call us on **01620 825032** and choose 'other maintenance issue' from the phone menu.

Our Contact Details

Through your My Home account:

<https://myhome.elha.com>

Website: www.elha.com

E-mail: enquiries@elha.com
(general enquiries)

By post or in person:

East Lothian Housing Association
18-20 Market Street
Haddington
East Lothian
EH41 3JL

Telephone: 01620 825032 (Main switchboard)
03000 999 247 (Repairline)

SMS: 'elha' and then your message to 88222
(message charged at standard rates)

Office opening hours:

Monday, Wednesday & Thursday:
9am to 4.30pm

Tuesday: 10am to 4.30pm

Friday: 9am to 4pm

Live Help opening hours:

Monday, Wednesday & Thursday:
9.30am to 12 noon and
2pm to 4.30pm

Tuesday: 2pm to 4.30pm.

Friday: 9.30am to 12 noon and
2pm to 4pm

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