



Damp and condensation

Damp and condensation are common problems in properties of all types.

As the seasons change it is important to look out for signs of damp and condensation. Condensation damp is caused when excess moisture in the air comes in to contact with cold surfaces. Other forms of damp are caused by water leaking through walls and can indicate structural or weatherproofing issues.

Signs of condensation damp are:

- Steamed up windows and walls
- Decay or discolouration of decorations
- The appearance of black mould

Signs of damp caused by structural defects:

- Decorations, such as wallpaper, may be blistered or discoloured by water
- Walls may be damp to the touch and feel cold
- Damp will be more apparent after rainfall
- Ceilings may look stained

Avoiding damp:

- Keep your kitchen door closed as moisture that leads to humidity is generated here
- Use pan lids when cooking and turn on your extractor hood or fan
- Ensure your tumble dryer is correctly vented

- Wipe and dry surfaces after cooking
- Dry clothes outdoors or in a room with windows open where possible
- Close your bathroom door
- Keep an extractor fan on when showering and bathing
- Use bathmats to avoid saturating bathroom floors
- Don't overfill wardrobes or cupboards to ensure ventilation
- Move furniture away from walls to allow air to circulate
- Avoid using portable gas and paraffin heaters as these produce moisture
- Cover fish tanks and indoor aquariums

How to remove mould:

- Protect yourself by wearing goggles, long rubber gloves and a mask that covers your nose and mouth
- Fill a bucket with water and some mild detergent, like washing-up liquid. Use a rag dipped in the soapy water to carefully wipe the mould off the wall. Be careful not to brush it, as this can release mould spores
- After cleaning, use a dry rag to remove moisture from the wall
- Throw away any used rags and soft furnishings affected by mould
- The room should be thoroughly cleaned by either wiping or vacuuming to remove any mould spores

If you think your damp is caused by poor external maintenance, structural issues or a leak, you can raise a repairs request. To do this call **020 7926 6000**.

For more information see our video guide by searching 'Lambeth: Dealing with Condensation, Damp and Mould'