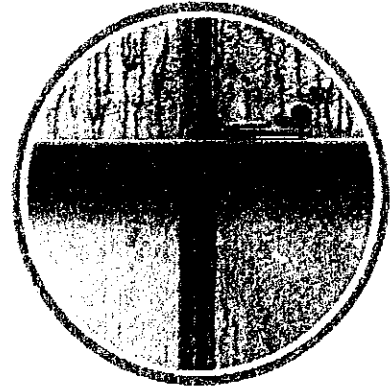


## Preventing condensation

Condensation is steam or water vapour that turns into water by condensing on cold surfaces, and next to shrinkage is often the most common problem in new homes. It can damage clothes, bedding, floor coverings, decorations and the home itself if mould growth takes hold on walls and ceilings. Homes that are heated and ventilated intermittently are more likely to suffer condensation problems, however we have reduced this risk in your home by adding constant through house ventilation to the design. The moisture in the air comes from a number of sources within the house and is produced in relatively large quantities from normal day to day activities such as washing and drying clothes, personal washing and cooking.



To help deal with condensation you should take the following steps:-

### 1) Produce less moisture

Ordinary daily activities produce a lot of moisture. Be conscious of minimising the amount of moisture you produce when for example boiling kettles, running baths, and cooking.

1. Use lids on all pans when cooking (this saves fuel too).
2. If possible, dry clothes outside or in a cool area of the premises – this latter suggestion may sound strange but less moisture will be held in the air at any one time.
3. Do not use paraffin heaters as they produce a lot of water vapour.
4. Wipe up wet surfaces after use e.g. bathroom tiles, kitchen worktops and sinks.

### 2) Ventilate to remove moisture

You can ventilate your home without making draughts. Some ventilation is needed to get rid of the moisture that is produced all the time. Keep your ventilation system switched on 24 hours a day. Passive ventilation in your flat is provided through this system and operates by drawing air through vents above your windows. Please ensure these are kept open at all times.

You need much more ventilation in the kitchen during cooking and in the bathroom whilst washing the automatic through house ventilation system continuously runs at low speed, however it has been fitted with an automatic humidity sensor. Therefore when excessive moisture is experienced whilst cooking or washing the ventilation system will automatically switch to high speed. To decrease the amount of time the system will be required to run on fast speed please consider closing the kitchen and bathroom doors when these rooms are in use. This stops the moisture reaching other rooms, especially the bedrooms that are often colder and more likely to suffer from condensation.

Cupboards and wardrobes can be ventilated by opening and closing doors to circulate the air. Avoid putting too many things in them as this can stop the air circulation. Leave a space between the back of the furniture and walls and if possible do not position wardrobes, beds and large pieces of furniture touching external walls. You should also:

1. While drying clothes indoors, ventilate the room. (ensure all vents open and fan is running)
2. After a bath or shower, try to ventilate the room to the outside, not to the rest of the home , i.e closing the door. You could also consider opening a window, this will speed up the extraction process, however the system is designed that moisture will be removed adequately without opening windows.
3. Finally it is imperative that your ventilation system is switched on at all times 24 hours a day, seven days a week.
4. This system provides both passive (natural) and surge ventilation (extract of moisture from cooking, washing etc) Since refurbishment your flats have greater air tightness which helps reduce heat loss, however they now have reduced natural ventilation and as a result the system will need to run at trickle speed throughout the day.