

1. What Causes Condensation?

Condensation occurs when moist air coming into contact with colder surfaces such as walls, windows and roofs can lead to damp walls and streaming windows and sometimes more serious mould growth. It is most common in rooms producing more moisture such as bathrooms and kitchens. General household chores such as cooking and doing the washing add to the moisture and increases condensation.

It is important to take action as they reasonably can to keep condensation to a minimum. Key actions to help with condensation are:

- 1.1 Keep the temperature in the property by ensuring the heating is at least 16°C when temperatures outside are low.
- 1.2 Ensure rooms are well ventilated.
- 1.3 Reduce moisture sources.

2. Actions to Reduce Condensation Opportunities.

- 2.1 Open windows for a short period of time to allow air flow whenever possible. Where windows have trickle vents, these should be open.
- 2.2 Close bedroom doors during and after bathing.
- 2.3 Open windows for a short period of time after bathing or showering to help disperse moisture.
- 2.4 Close windows for a short period of time after cooking or doing the washing or drying and to prevent moisture build up.
- 2.5 Use kettles sparingly and do not allow kettles to boil longer than necessary.
- 2.6 Where rooms have extractor fans ensure you know how they work and that they are always working/turned on whenever bathing, cooking or doing the washing.
- 2.7 Where possible, keep the windows open where possible to allow moisture to escape. Do not dry clothes on radiators.
- 2.8 Where condensation forms on windows wipe it away so mould spores do not spread.
- 2.9 Do not use clothes airers indoors.
- 2.10 Leave a gap between furniture and the wall to avoid damp and mould build up. Check for damp at regular intervals and wipe off any build up if found.

3. What To Do if Condensation becomes an Issue

Damp and mould are a common problem for the health and wellbeing of tenants. It can also cause damage to a building itself. It is therefore important to take action to reduce the condensation levels in a property. If damp or mould issues are reported to the landlord or managing agent, the cause can be investigated.



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