



A CONDENSATION & MOULD GUIDE FOR TENANTS

What is condensation and how do you prevent it?

Condensation is arguably the most common form of dampness and can eventually lead to the growth of black mould. It forms on internal surfaces when the temperature drops sufficiently below the temperature of moist air inside the property. You should watch out for it because if left to develop, condensation can lead to an unsightly, musty property. More importantly, it can also aggravate or trigger health problems such as asthma and wider complaints.

How do you spot it?

Streaming windows and walls

Damp areas can appear on walls, especially behind furniture and in corners

Wallpaper can start to peel

Blackened window frames

Mould growth, usually black mould, starts to appear

Soft furnishings and fabrics become prone to mould and mildew

Tips on how to reduce it...

Try to keep the inside temperature reasonably constant for as much of the time as possible.

Avoid drying clothes indoors. If you have no choice, place the clothes rack beside an open window in a room with the door shut

Do not dry clothes over any radiators

Ensure any tumble drier is properly vented or the condensate regularly emptied

Do not supplement your heating with paraffin/Calor gas type heating

Keep furniture away from walls

Do not disable any extraction units

Wipe down moisture settled on surfaces

Keep lids on pans

Cover fish tanks

Keep trickle vents open and use any existing extraction

1 in 5 properties suffer from condensation

50% of the world's illnesses are caused or aggravated by poor indoor air

RH humidity is linked to temperature

Average UK internal temperature 17.7°C

Insulating a property seals natural leakage points & keeps moisture in.

RH needs to exceed 70% for 6 Hours for mould growth

Dust mites need RH above 60% to survive