

# CONDENSATION - A tenant guide



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## WHAT IS CONDENSATION?

There is always some moisture in the air, even if you cannot see it. If air gets cold it cannot hold all the moisture produced by everyday activities such as breathing and cooking. When this happens moisture will appear as small droplets of water on surfaces such as windows and walls, most noticeable on cold mornings. **THIS IS CONDENSATION...**

There are 3 main aspects that need to be addressed in order to combat condensation that leads to 'damp' or 'mould'.

These are:

### INCREASING VENTILATION

HEATING YOUR  
HOME

DECREASING MOISTURE  
PRODUCTION

## HOW TO DECREASE MOISTURE PRODUCTION

- Dry your windows and windowsills every morning
- Dry washing outside or if not possible then use of a clothes airer in the bathroom with the door closed and the window open and extractor fan switched on.
- Do not dry washing directly on room radiators as this produces more water vapour which will then be trapped in the property. Ask yourself "Where will this water vapour from the drying clothes go?".

## HOW TO INCREASE VENTILATION

- Keeping a small window open a little or open a window ventilator when the room is in use.
- Open the windows and ensure the extractor fan (if applicable) is turned on in the kitchen whilst cooking.
- Open the windows and ensure the extractor fan (if applicable) is turned on in the bathroom whilst showering etc.
- Extractor fans will cost in the region of 1p per day to run!
- Ventilate your bedroom by leaving your window on the breather lock or slightly open during the night
- Close kitchen and bathroom doors whilst cooking/ bathing
- Do not block ventilators or air bricks
- Don't push furniture against external walls which are colder and attract condensation. Try to leave at least a 9 inch gap between furniture and external walls

## HOW TO HEAT YOUR HOME

- Condensation is less likely to form in warm houses, please leave your heating on the low setting during the cold months. This will not cost much at all and will mean the property will be cosy for you during winter also.
- Ensure all radiators are hot all the way up when the heating is on. If they are only hot at the bottom they will need bleeding to release the air from the heating system.

### - PROBLEMS THAT CAN BE CAUSED BY EXCESSIVE CONDENSATION -

Dampness caused by condensation can lead to mould growth on walls and furniture, mildew on clothes & rotting of window frames.

# CONDENSATION FACTS



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## TENANTS CONTRACTUAL RESPONSIBILITIES

### WONDERING WHERE THIS 'MOISTURE' IS COMING

It may surprise you to know how much moisture is produced in a day just from breathing, cooking and washing that needs to be removed from the property through adequate ventilation.

#### DRYING CLOTHES INDOORS

9 PINTS



#### A BATH OR SHOWER

2 PINTS



#### COOKING & USE OF A KETTLE

6 PINTS



#### WASHING DISHES

2 PINTS



#### TWO PEOPLE @ HOME

3 PINTS



### TOTAL:

22 pints / 12.5 litres per day

\*BASED ON A 2 BED PROPERTY

VENTILATE PROPERTY  
FOR 4-5HRS PER DAY  
( TO REMOVE MOISTURE FROM PROPERTY )

Wipe down windows  
and windowsills  
each morning

HEAT THE PROPERTY!  
THE HEATING NEEDS TO BE  
SET TO AT LEAST A LOW HEAT  
TO STOP MOULD AND  
CONDENSATION

ENSURE THE EXTRACTOR  
FAN IS ON DURING  
COOKING / BATHING AND  
AFTER FOR AT LEAST 15  
MINUTES