

What is Condensation?

Condensation is often misdiagnosed as rising damp; being one of the most common sources of dampness within buildings. Certain parts of the country are more prone to condensation, due to their low-lying locations geographically, however there are simply steps that can be taken to minimise issues that arise from condensation.

Condensation forms when warm moist air comes into contact with cold surfaces, such as walls or glazing. The warm air cools forming droplets of water on these surfaces. This issue has become more prevalent with the advent of modern living, with more people spending greater time indoors and buildings having less natural ventilation due to double glazing and modern building techniques.

The main areas of condensation in a house are kitchens, bathrooms and bedrooms due to their overnight occupation and dropping night-time temperatures. Steam is also created from cooking implements, kettles, baths, showers, drying washing on radiators and poor ventilation of tumble dryers. This poor ventilation leads to condensation and without simple preventative actions, this can lead to mould occurring.

How to manage condensation and mould?

Cooking areas / Kitchens

- Where an extractor is fitted, use this always when cooking
- Keep your kitchen door/area closed off from the rest of the property whilst cooking
- Cover pans where possible, whilst cooking
- Minimise using your kettle boiling time, by only filling it with the water you need

Bathrooms

- Where an extractor is fitted, use this always
- Keep the bathroom door closed, when using either the shower or bath to avoid steam leaking through to other rooms
- Open up a window after showering/bathing to allow all steam to escape

General areas

- It is advisable to keep your property at a consistent low level heat throughout the year, to avoid severe drops/peaks in temperature
- Keep your window trickle vents open
- Open windows regularly to allow the air to circulate throughout the property to reduce moisture
- Try not to dry clothes on radiators and where possible use a ventilated tumble dryer or a ventilated room to store drying clothes on a clothes horse
- Where moisture does settle, dry down the surfaces to prevent mould forming

If you have any questions with regards to the above points, please do contact our Property Management team on 01235 250074.