

How to prevent condensation and mould in your home

What is condensation?

There is always some moisture in the air, even if you cannot see it. As the air gets cooler it cannot hold all the moisture and tiny drops of water form, this is condensation. You can notice it when you see your breath on a cold day, or when the mirror mists over when you have a shower. Condensation occurs mainly during cold weather, and it can appear on cold surfaces and in places where there is little movement of air. Common areas condensation builds are in corners of rooms, on or near windows, in or behind wardrobes and cupboards.

How can you avoid condensation?

These three steps below can help you to reduce the condensation in your home.

1. Produce less moisture

Some ordinary daily activities produce a lot of moisture very quickly.

- When cooking put lids on pans, use your kitchen extractor fan and open a window when cooking.
- Dry washing outdoors on a line or put it in the bathroom with the door closed and the window open and extractor fan on.
- Limit the number of pot plants in your house.

2. Ventilate to remove moisture

It is important to ventilate your home to keep the air circulating.

- Keep a small window ajar or a trickle vent open when someone is in the room.
- On dry days open some windows to allow humid air to ventilate out of the house. It is better to open a few windows a little throughout the whole house as this helps the air to move through the house. One window open wide in one room may not be as effective. Try to do this as often as possible (2-3 times a week), but keep windows closed on wet days as damp air may increase indoor humidity.

- Ventilate kitchens and bathrooms when in use by opening the windows and ensuring the extractor fans are on
- Close the kitchen and bathroom doors when these rooms are in use, even if your kitchen or bathroom has an extractor fan.
- Ventilate cupboards and wardrobes and avoid putting too many things in them as this stops the air circulating.
- Where possible, position large furniture against internal walls and leave space between the back of the item and the wall. Cool areas behind furniture will be high humidity areas conducive to mould growth.

3. Increase heating to raise the temperature of the air and the cold surfaces

When the whole home is warmer, condensation is less likely. The more humid the air is in your house, the more energy it takes to warm your house because it is also warming the water in the air. This means it will be more expensive to heat.

- In cold weather, keep low background heating on all day, even when there is no one at home.
- Open curtains in the day and close them before dusk. This will capture the free heat from the sun and help to lift indoor temperatures.
- Always wipe excess moisture from windows – if you don't the moisture will collect on the frame which may start to rot. It may also re-evaporate during the day, raising humidity levels and making condensation worse when the room cools down.

First steps against mould

If you notice any mould in your home wipe this away as soon as you see it. To kill and remove mould wipe down the area with fungicidal wash.

Ensure that you are following the above steps to help reduce the amount of condensation in your home and monitor the situation for 2 weeks.

If the problem persists, please get in touch with the maintenance team who will investigate the problem further.