

Condensation & Mould

If you have condensation and mould in your home it is important to understand why it occurs.

Mould occurs where there is excess moisture and this will either be from leaks or condensation. If you have a leak in your property this will need reporting as the Landlord will be keen to have this fixed to prevent further damage. **If the problem is due to condensation then this is the tenant's responsibility and is due to the way the property is being used.**

Excess humidity and condensation is generally caused by either washing or cooking. Washing can include showering, bathing, washing and drying laundry. You will see this condensation forming on windows and walls that are cold relative to the temperature of the air. Fogging of windows and water on window sills is an obvious sign of poor ventilation and a high humidity.

To prevent condensation, and then mould, a few simple steps should be taken.

Bathrooms

When bathing or showering the door should be kept shut and, if fitted, the extractor fan should be operating. It is a good idea to leave the fan, which may be connected to the light, on for some time after your bath or shower. If you do not have an extractor fan bathroom windows should be opened. You will see the condensation forming on the mirrors and tiles and until you can see that this has cleared, the air in the room will still be humid and holding water.

Washing & Drying

Ideally washing should be dried using either a tumble dryer or outside on a washing line. If washing is dried within the home the water content from washing will be dispersed into the air and will then condensate on the colder walls, windows and furniture. Think about the extra weight of wet washing - this extra weight is all water that will need to go somewhere.

If you do need to dry washing inside and without a dryer, place the drying rack in the bathroom, turn on the light/extractor fan and close the door.

Cooking

Cooking and, in particular, boiling and steaming will release a lot of moisture into the air. If you can, try and limit this condensation to the kitchen by shutting the door and cooking with the lids on pans. If you have an extractor this should be used and if not the window should be opened.

Ventilation

It is important that air is allowed to move through your home. When we breathe we create moisture in the air and it is important to allow this humid moisture filled air to escape. Two people sleeping in a room will often wake to find condensation on windows. Most modern windows have air vents and these should be left open, windows can also be locked open with just a small gap. Opening windows and doors wide for just a few minutes will allow for an exchange of air. The warmth in your home will be held in the walls and furniture and the fresh air will quickly warm up.

Removal & Cleaning

Where mould has formed it is important to clean and remove it as soon as possible as it releases spores that can cause allergic reactions. A solution of 1 part bleach to 3 parts water can be used or an off the shelf anti mould spray. Gloves should be worn whilst carrying out this cleaning.

De-humidifiers can be used to reduce the humidity but may not help if other precautions are not taken.

