

CONDENSATION AND MOULD FACTSHEET FOR TENANTS

The Challenge

You will have noticed that in cold weather you have condensation forming on windows, whether its in our cars or homes. This is caused by moisture in the air attaching itself to a cold surface and becoming a liquid again.

In our cars we turn on the heating and fan to move dry warm air over the condensation to make it form into a gas again. The moisture is then extracted from the car via the ventilation system.

To remove condensation in our homes we need to use a similar process; heating the air and removing the moisture from the home. We do this by ensuring that our rooms are well heated and well ventilated.

If we fail to heat and ventilate a room correctly we will see condensation forming, not just on the windows but on other areas such as skirting boards, walls or ceiling. When this happens mould spores, which are present in the air, will attach themselves to the cold, damp surface and start to grow. This will look something like the attached picture:



The Solution

If you are experiencing problems with condensation and mould, as well as ensuring the home is heated and ventilated, you should take steps to immediately clean the area concerned with either a generic mould cleaner, mild bleach solution or a solution of 3 parts vinegar to 2 parts water.

It is very important to minimise the amount of moisture in the air. Therefore when cooking we should put lids on pans, when showering or having a bath we should make sure the extraction fan is on and the window is open (if you have one). Closing the doors to the bathroom or kitchen will help to prevent the moist air from moving into the rest of the flat.

Clothes should preferably be dried in a tumble drier either in the flat or at a laundrette. If you cannot do this they should be dried on a maiden in a room which has the heating turned on and a window open to allow the moist air to escape.

If you are experiencing problems with condensation and mould it is important you contact us immediately for advice.