

Information for Tenant(s)

Condensation and Mould

In the UK at certain times of the year, condensation can build up within a property and create problems such as water dripping down and mould appearing on walls and ceilings. These problems can be easily controlled if you follow a few simple precautions.

1. Keep the bathroom door closed whilst using the bath or shower and open a window to allow any excess steam to escape after use. Running both the hot and cold taps at the same time can reduce the build-up of steam. Wipe down tiles and shower screens after use.
2. Keep the kitchen door closed when cooking and again open the window to let any excess moisture escape. Do not allow over boiling of food.
3. Make sure both the kitchen and bathroom are kept warm as this will keep moisture levels down.
4. DO NOT hang washing over radiators or around the property to dry as this will also increase moisture levels.
5. Maintain a constant level of background heating throughout the day and night. If the heating is turned off during the day and put on in the evenings the property will get damp and the sudden increase in temperature for short periods of time will cause mould to grow.
6. Pull back the curtains during the day and if the windows have condensation on them you should open a window or wipe off the water with a cloth.
7. Remember that the human body gives off at least 1 litre of moisture during the night and this must either be "dried" by opening the windows/wiping surfaces.
8. If your windows have a sliding vent system, please ensure the vents are left open at all times. If the windows can be locked whilst partially open leaving a narrow gap, please do so.
9. Do not block or cover any air vents as these provide vital ventilation as well as an escape route for excess moisture.
10. Do not place wardrobes or other large items of furniture against outside wall as this prevents air circulation and the hot air hitting a cold outside wall will encourage mould to grow quicker.
11. Keep all internal doors open when not in the property to ensure free circulation of air.
12. If there is an extractor fan in the kitchen or bathroom, please ensure it is working and report any faults immediately. This is particularly important for internal rooms without windows.

13. Mould can easily get onto curtains and upholstery and will rot the fabric if not washed off immediately.

Hopefully if these recommendations are followed there should not be any problems regarding condensation or mould, however, if condensation mould does start to appear, under the terms of your tenancy agreement, it is the tenants responsibility to clean it off.