

Condensation / Mould

Help Sheet

Simply put, condensation will form on cold surfaces when the temperature falls below the moisture content of the air.

The moisture will turn to water on the cold surfaces and if left, cause mould to grow. If a problem with your property is causing condensation, will we investigate this thoroughly.

SIGNS OF CONDENSATION

The most common sign will be water on the glass of the windows and possibly on mirrors and any other cold surface such as cold water pipework.



A 'musty' smell when opening cupboards and wardrobes

In some circumstances, mould on clothing and furniture.

WHAT TO DO TO PREVENT MOULD GROWTH WHEN TRYING TO REDUCE THE RISK OF CONDENSATION

Regularly wipe water from windows and cills. Removing the water will prevent the growth of mould. Open affected cupboards and wardrobes to allow air to circulate. How often you will need to do this will depend on circumstances. Move furniture a little away from walls to allow air to circulate during the colder months.

HOW TO REDUCE THE RISK OF CONDENSATION

This can be done by either balancing the temperature by changing how you use your heating system, or reducing the moisture in the air, or a mix of both.

There is no simple solution and it does require trying different things.

BALANCE THE TEMPERATURE

Try to keep an even temperature in your home for as long as possible to avoid extreme high and low levels.



It is more efficient to keep a slightly lower temperature throughout the day than it is to let you home get too cold and then turn the heating up to a high setting. Try not to let the temperature fall below 17°C at all times.

If you have concerns about the cost of having your heating on for a long time, then it is important that you try to reduce the moisture in the air to reduce the risk of condensation

REDUCE THE MOISTURE

The highest risk times for condensation is at night time when the heating is usually at its lowest and the outside temperature is also at its lowest. If there is a lot of moisture in the air then this is when it will likely turn to water when it touches a cold surface.

If possible, make sure your trickle vents are open, or your windows are locked on the nightlatch facility. Reduce the moisture building up during the day by using extractor fan when cooking and bathing, and letting them run for 10 minutes afterwards.

It is always helpful to open windows, if only for a few seconds. This allows moist air out and fresh dry air in and it doesn't waste as much heat as you would think.

If you have to dry clothes indoors, do not use radiators, it is much better to use a clothes airer in a room with the door closed and window open.

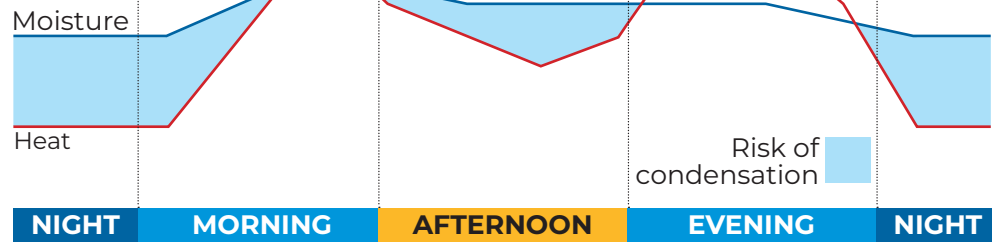


Visit our website for more detailed explanations and advice.
Scan the QR code or type in www.dover.gov.uk and search for 'condensation'

When is condensation a risk?

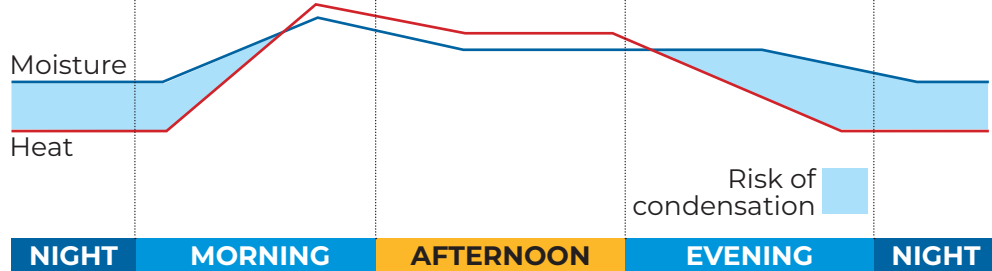
Typical Environment

When the moisture line is above the heat line, condensation will form.



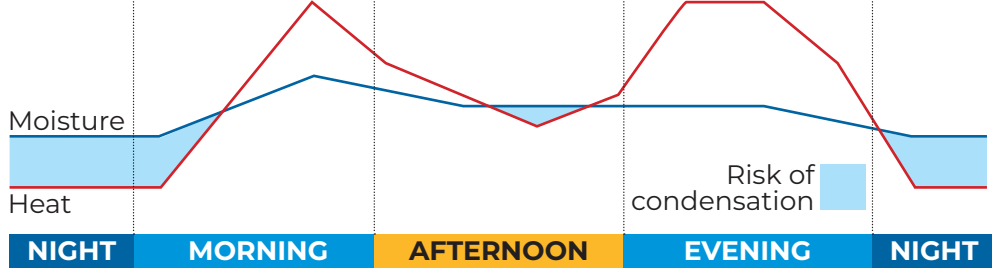
Balance Heating

Balancing the heating will stop high peaks throughout the day without reducing moisture.



Reduce Moisture

If you can't balance your heating, reducing the moisture will help and you will mainly see condensation at night time.



Balance Heating and Reduce Moisture

If you are able to balance the heat and reduce moisture this is the best way to combat condensation.



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