

What is condensation?

Condensation is the appearance of water on cold surfaces. It occurs where moist air comes into contact with air, or a surface, which is at a lower temperature.

Water produced from condensation is generally noticeable where it forms on non-absorbent surfaces (i.e. windows or tiles) but it can form on any surface and it may not be noticed until mould growth or rotting of material occurs.

Why does it matter?

Condensation can make the property less pleasant to live in and cause damage to a property. To avoid unnecessary costs, it is important that you take steps to limit condensation build-up.

How can you reduce condensation?

Produce Less Moisture

Some normal daily activities produce a lot of moist air very quickly. To minimise the amount of moist air, which leads to the formation of condensation, you need to:

- Cover pans when cooking and don't leave kettles boiling longer than necessary.
- Avoid using paraffin and portable bottle gas heaters.
- Dry washing outdoors. If it's raining, use a clothes airer in the bathroom with the door closed and the window or fan open.
- Do not dry washing directly on room radiators as this produces more water vapour and cools the room at the same time. Ask yourself "Where will all the water vapour from the drying clothes go?"
- Run the cold water first when filling a bath as it prevents steam production.

Ventilate to Remove Moisture to the Outside

Your home can be ventilated without creating draughts by:

- Keeping a small window open a little, or opening a window ventilator when the room is in use.
- Opening the kitchen or bathroom windows to let steam and moisture out.
- Use an extractor fan, they only use 1/5th the power of a 100watt bulb.
- Ventilate your bedroom by leaving a window slightly open at night.
- Closing the kitchen and bathroom doors when the rooms are in use to stop the warm moist air producing condensation in other cooler rooms.
- Don't clutter wardrobes and cupboards; it could stop the air circulating.
- Don't block ventilators, air bricks and chimneys.
- Dry your windows & windowsills every morning
- Don't push beds and sofas against outside walls which are always colder and attract condensation. Make sure there is a 9 inch (225cm) gap. Bedding can get damp if air cannot circulate around it.

Heat your Home

Keep the heat on low all day in very cold weather, condensation is less likely to form in warm houses.