



Condensation And Dampness

Residential Lettings

A common complaint from tenants is condensation in properties. This is caused by lack of ventilation and a build up of moisture (for example from not opening windows and drying laundry). Please note this is different to rising damp, which is the landlord's responsibility to treat. We can readily determine the difference with the use of a damp meter or a specialist damp contractor.

We ask all tenants to ensure that our properties are sufficiently ventilated by taking a few simple

precautions, which we've compiled in this guide, in order to avoid condensation and the build-up of damp and subsequent black spot mould.

PLEASE NOTE that condensation is generally a tenants responsibility, meaning that they may be held accountable for any costs incurred by the landlord in cleaning or removing mould. Any damage caused to the property by not taking basic precautions (as suggested in this guide) may also result in charges being made to the tenant.



Drying clothes indoors



Cooking and using kettle



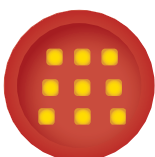
Bottled gas heater



2 people home 16 hrs



Washing dishes



Bath or shower

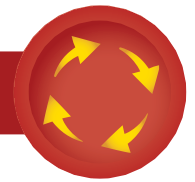
0 Pints 1 Pint 2 Pints 3 Pints 4 Pints 5 Pints 6 Pints 7 Pints 8 Pints 9 Pints

Solutions



Properties should be well ventilated – most windows can be locked open allowing a small gap for fresh air. If it becomes worse, moisture staining should be cleaned off with either bleach or Dettol then painted with an anti-condensation emulsion. Another cost-effective aid which significantly reduces the moisture content in the air is an electric dehumidifier. Small and portable ‘moisture absorbers’ can be picked up for a few pounds and placed in areas prone to condensation.

Living Areas



Where there are chimneys, do not block them up. Try to avoid putting large items of furniture right up against external walls as this prevents circulation of air. Wipe away any moisture that has formed on windows using a soft cloth. Leave open any ‘trickle’ vents in double glazed units. Get into the habit of opening windows to keep the moisture content in the air down and to air the property whenever you can.

Bedrooms



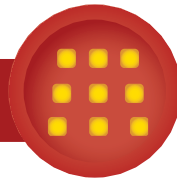
Open bedroom windows when you go to bed at night; a 10mm gap will do. If it really is too cold to do this at least open them first thing in the morning as people generate most heat and moisture loss through the night, which increases humidity levels substantially. Wipe the condensation off the windows first thing in the morning. Trickle vents should be left open at all times.

Kitchen



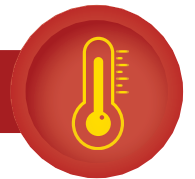
When cooking, cover pans. Use extractor or ventilation fans where provided. If you do not have an automatic kettle, take care to ensure it is not left boiling. These precautions will help to reduce steam and therefore moisture content in the air. Keep the door closed while the kitchen is in use to prevent the steam escaping to other parts of the property.

Shower/Bathroom



Ensure full use of extractor or ventilation fans. Where these are not provided, open a window after bathing or showering to give the steam and damp air a chance to escape. Wipe windows, walls and mirrors to remove condensation and dry the shower tray or bath. Keep the door closed while the bathroom is in use to prevent the steam escaping to other parts of the property.

Heating



Provide a reasonable level of heating (not less than 10°C in an unused area, or 16°C if in use); cold rooms are susceptible to condensation. Remember, the best way to heat a room and avoid condensation is to maintain a low level of warmth throughout the day rather than to turn the heating off while you are out and put it on at a high level when you return.

Laundry



Avoid drying clothes on radiators at all times. Tumble dryers should be vented to the outside, unless fitted with a condenser.