

Condensation and Mould

City and County of Swansea
Dinas a Sir Abertawe



Condensation and Mould

Condensation and mould caused by condensation are not always due to defects in a property. They can usually be addressed by the occupiers altering the way they live in their home. The Council receives many complaints about damp problems in properties from tenants renting from private landlords. In many cases this damp problem is actually condensation.

What is Condensation?

The air in your home will always contain a certain amount of moisture. This does not normally cause a problem. However, when air gets cold it cannot hold all the water produced by the occupier's normal everyday activities, so small droplets of water will form. This is condensation.

These droplets usually form on cold surfaces such as windows, mirrors, tiles and external walls. It is also common in areas where there is little movement of air such as in corners and behind furniture.



Condensation has formed in this area where poor air circulation and cold external walls combine to provide perfect conditions for mould growth.



Severe condensation in this bedroom has caused the wallpaper to fall off the wall. Opening the window a little and heating the room adequately should help reduce the problems in this room.

You may sometimes see evidence of condensation on clothes stored in your wardrobe as there is little circulation of air in this space.

Excessive condensation can lead to mould growth that is usually black. Mould growth caused by condensation can be wiped away.

How to treat condensation

To kill and remove mould, wipe down affected areas (e.g. walls and window frames) every few days with a fungicidal wash. (This should have a Health and Safety Executive approval number and you must follow the manufacturer's instructions carefully). This should be part of your regular cleaning routine. Dry clean mould affected clothes and clean carpets.

What causes condensation?

- **Too much moisture in your home;**
- **Not enough ventilation in your home;**
- **Inadequate heating.**

How can I help to prevent condensation in my home?

You can produce less moisture and increase ventilation by:

- Drying clothes outside;
- Opening windows if you must dry clothes indoors;
- Not drying clothes on radiators;
- Closing kitchen doors when cooking;
- Using lids on pots and pans when cooking and opening kitchen windows;
- Closing bathroom doors when running a bath or using a shower;
- Using extractor fans in kitchens and bathrooms where available;
- Avoiding the use of flueless gas or paraffin heaters;
- Making sure the hose on a tumble dryer is ventilated to the outside;
- Ensuring trickle vents in PVC windows are used and well maintained;
- Keeping windows ajar in bedrooms overnight (most PVC windows will have night latches for this purpose);
- Not over occupying your home. More people means more moisture;
- Making sure air can circulate in wardrobes and cupboards by not overfilling;
- Keeping furniture away from external walls to ensure that air can circulate in these areas.

You can ensure your home is adequately heated by:

- Keeping your heating on low throughout the day during colder weather;
- Trying to heat all rooms in your home as condensation can be worse when some rooms are warm and others are cold;
- Making sure that your home is adequately insulated.



Contact your landlord if an extractor fan is broken, or mould growth is evident even when the fan has been operating correctly.

I've tried all these suggestions but I've still got a problem. What should I do?

If you are a tenant in a private rented property and you are still concerned about condensation and mould, a Council officer can visit and inspect your home. We will need to advise your landlord of any visit we carry out.

There may be some instances where the design and construction of a property can contribute to a condensation problem. This could mean your landlord installing additional ventilation, providing a more effective heating system or increasing insulation in your home. ***You should always speak to your landlord in the first instance regarding any concerns about condensation and mould in your home.***

Contact details for further advice

**Housing & Public Health Division, Environment Department,
Civic Centre, Oystermouth Road, Swansea, SA1 3SN.**

Telephone: **01792 635600**

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Email: **evh@swansea.gov.uk**

Web: **www.swansea.gov.uk/privaterentedhousing**

If you would like this information in any other format, for example, Braille, large print etc. please contact us.