



Condensation, Damp & Mould Guide

A practical guide for residents

Simple everyday steps to help keep your home warm, ventilated and comfortable - and advice on when to report a problem.

WARM

Maintain steady background warmth.

VENTILATE

Let moist air escape regularly.

MANAGE MOISTURE

Reduce steam and water vapour.

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Understanding the difference

Condensation is common, but persistent moisture should not be ignored.



CONDENSATION

Water droplets that form when warm, moisture-filled air touches a colder surface, such as a window, mirror or external wall.

DAMP

Unwanted moisture within a building or its surfaces. Causes may include leaks, water ingress, rising damp or persistent moisture.

MOULD

A fungus that grows where conditions remain damp. It may appear as black, green, grey or white spots or patches and may smell musty.

Why does condensation happen?

Cooking, showering, drying clothes and even breathing add moisture to indoor air. During colder weather, windows and outside walls are cooler, so condensation forms more easily.

A useful UK habit

If you wake up to water on bedroom windows, wipe it away and ventilate the room for 5-10 minutes. Regular heavy condensation means there is a lot of moisture in the air.

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Everyday steps that make a difference

Steady warmth, short ventilation and sensible moisture control work together.



KEEP YOUR HOME WARM

- Aim for around 18-21°C in occupied rooms where practical.
- Avoid leaving some rooms extremely cold while heavily heating others.
- Keep radiators clear so warm air can circulate.

VENTILATE REGULARLY

- Open windows for around 5-10 minutes to exchange moist air for fresh air.
- Keep trickle vents open where fitted.
- Never cover permanent vents or grilles.

COOKING & BATHROOMS

- Use pan lids and extractor fans to reduce steam.
- Keep kitchen and bathroom doors closed while producing moisture.
- After showering, keep the extractor running and wipe very wet surfaces.

LAUNDRY & AIRFLOW

- Dry clothes outside or use a suitable tumble dryer where possible.
- If drying indoors, use a well-ventilated room and avoid radiators.
- Leave a small gap behind large furniture, especially on external walls.

ABOUT DEHUMIDIFIERS

A dehumidifier can help when humidity remains high, particularly while drying laundry indoors. It supports good heating and ventilation, but it will not repair a leak or building defect.

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If you notice condensation or mould

Act early to prevent moisture remaining on surfaces for long periods.

WHAT YOU CAN DO FIRST

- Wipe water droplets from windows, frames and sills.
- Ventilate the room briefly and allow fresh air to circulate.
- Check that the room is being kept reasonably warm.
- For a small area of mould, use a suitable household product only where safe and follow its instructions.

SIGNS TO LOOK OUT FOR

- Condensation that keeps returning after being wiped away.
- Mould that repeatedly comes back.
- A persistent damp patch or musty smell.
- Peeling decoration, staining, damaged plaster, a leak or a faulty extractor fan.

A simple daily routine

MORNING

Wipe heavy window condensation and ventilate bedrooms briefly.

COOKING

Use lids and the extractor fan; contain steam where practical.

AFTER A SHOWER

Use the extractor and clear excess water from wet surfaces.

LAUNDRY

Dry outside or use a suitable dryer; ventilate if drying indoors.

ALL DAY

Maintain reasonable warmth and keep vents and airflow routes clear.

REPORT PERSISTENT PROBLEMS

If damp, mould, a leak or a faulty extractor persists, please contact LK Lettings Co. promptly.