

**TORFAEN  
COUNTY  
BOROUGH**



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# Condensation & Mould



## Condensation and Mould

Condensation and mould is not always due to defects in a property. It can usually be addressed by the occupiers altering the way they live in their home. The Council receives many complaints from tenants renting from private landlords who complain that they have a damp problem in their property. In many cases this damp problem is actually condensation.

### ***What is Condensation?***

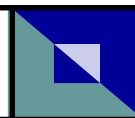
The air in your home will always contain a certain amount of moisture. This does not normally cause any problems. However, when air gets cold it is not able to hold all the water produced by the occupier's normal everyday activities, so small droplets of water will form. This is condensation.

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



Excessive moisture in the air leads to condensation which can lead to mould growth in those areas where the water droplets have been forming.

If the mould can be wiped off the surface then it is likely to be attributable to condensation.



### ***Why have I got a problem with Condensation?***

- ◆ You may be producing too much moisture in your home;
- ◆ You may not be adequately heating your home;
- ◆ There may not be enough ventilation in your home.

### ***How do I produce less moisture in my home?***

You will always produce a certain amount of moisture by everyday living. You even produce moisture when you sleep. However, some activities produce a very large amount of moisture and this can lead to problems.

- ◆ Drying clothes indoors - try not to do this. It can add up to 10 pints of moisture to the air. If you can, dry clothes outside or use a condensing tumble drier (one that doesn't need an air vent). If you must dry clothes inside, open a window,
- ◆ When cooking with pans on the hob, use lids and turn the heat down once the water has boiled.

### ***How should I be heating my home?***

Because warm air is better at retaining moisture than cold air, condensation is going to be more of a problem when the air temperature is cooler.

- ◆ Try to keep your home at a constant temperature. Heating a room from cold to bring it up to a comfortable temperature, is less effective at controlling condensation than maintaining a constant low/medium temperature - and it may also cost you more in gas or electricity bills. Try adjusting thermostats on individual radiators to find a temperature that's comfortable for you and good for your home,
- ◆ Try to heat all rooms in the property as condensation can be worse when some rooms are warm and others are cold.



### ***How can I improve the ventilation in my house?***

The air outside is drier than the air in your home, so allowing fresh air in will reduce the moisture content of the air inside, and reduce the likelihood, of condensation forming.

- ◆ Keep trickle vents or night vents open on your windows;
- ◆ Open a window when you are cooking in the kitchen;
- ◆ If you are having a bath or a shower, open the window slightly after you have finished;
- ◆ Try not to put furniture too close to the wall as this stops air circulating;
- ◆ Use extractor fans where fitted.

### ***I've tried all these suggestions, but I've still got a problem. Should my Landlord be doing something?***

There may be instances where the design/condition of a property causes or contributes to a condensation problem. In these cases, a Landlord will have to take action to address the issue. This could include installing adequate means of ventilation, installing additional insulation in a property or providing a more effective heating system.

It may be the case that the damp and mould growth in your home is not caused by condensation and that the landlord will need to have a professional survey carried out at the property to establish the cause of the damp.

### ***Contact details for further advice and assistance***

The Council can arrange an inspection of your property and take enforcement action against your Landlord if appropriate. Here are our contact details:-

**Public Health Team, Planning & Public Protection Service, Floor 4, County Hall, Croesyceiliog, Cwmbran, Torfaen, NP44 2WN.**

Telephone: 01633 648489/01633 648494

Fax: 01633 648017

Web: [www.torfaen.gov.uk](http://www.torfaen.gov.uk)

Email: [adminteam.planning&pp@torfaen.gov.uk](mailto:adminteam.planning&pp@torfaen.gov.uk)