

What is the difference between damp and condensation?

Condensation can be found in homes, usually on cold surfaces and it is often caused by humid air. Damp however penetrates walls, floors and ceiling and often the result of a water leak however can be a result of excessive condensation. Mould in a property can be a result of either damp or condensation.

What can be done to prevent condensation?

There are many everyday habits that you can adopt to ensure your home remains condensation and damp free such as:

- Leaving your heating on a constant low heat above 12°C during the colder months.
- Closing the bathroom door during and after a shower to stop moisture and steam spreading.
- Using the extractor fan and opening a window to allow moisture and steam to escape when bathing and showering.
- Airing the property as much as possible by opening windows.
- Wiping your windowsills every morning to avoid condensation build up.
- Avoiding drying wet clothes on radiators or other heaters inside the home.
- Covering saucepans while cooking.
- Leaving a gap between furniture and external walls to allow ventilation.

If you have a problem with condensation or damp in your home

If you notice there is condensation within your property, you should take the above steps to resolve the problem and prevent it spreading further, however if you have done this and the problem remains, please contact us as soon as possible. We can assess the issue and determine whether there is something we can do as a landlord to help.

Further Guidance

[Moisture balance calculator - UK Centre for Moisture in Buildings \(ukcmb.org\)](http://ukcmb.org)

Preventing Damp

