



Lochfield Park
Housing Association

LOCHFIELD PARK HOUSING ASSOCIATION LTD

ADVICE ON

CONDENSATION



Lochfield Park
Housing Association

Introduction

Condensation affects new and old buildings alike. It is one of the most misdiagnosed forms of dampness reported in properties, often diagnosed as penetrating or rising damp.

As properties have become better heated and insulated the instances of condensation forming are on the increase. First evidence of condensation maybe water droplets forming on the inside of the window pane because the glass has a lower temperature than the fabric of the walls. Please remember the windows are not the cause of the condensation, they are merely an indication of a condensation problem.

A family of four living in a three bedroom house can generate as much as, 18 Gallons of water per week as a result of cooking, bathing or drying clothes on radiators. With double glazed windows, sealed doors and little ventilation this moisture becomes trapped within the property and can cause mould growth, commonly seen around windows and walls.

Condensation is more likely in the winter months. It happens when the moisture in the air comes into contact with a surface with a temperature is lower than the dew point (the temperature in which the air manufactures dew).

Can we stop Condensation?

In short the answer is “no”. Condensation can only be controlled but there are some steps you can take to reduce your indoor humidity problems,

- Whenever possible, ventilate your home to prevent moisture building up.
- Use your radiators to heat the house but do not dry clothes on them.
- Do not over fill wardrobes and cupboards and make sure air can circulate.
- Always use the mechanical extractor fans and trickle vents that have been fitted.
- Keep furniture off external walls.
- Keep kitchen and bathroom doors closed when these rooms are in use.
- Use a ventilated tumble dryer, via a vent, window or door.

Lastly, in the winter it is better to keep a constant ground heat on throughout the day rather than full heat for an hour before you go to bed. This prevents significant changes in temperature, one of the major contributors to condensation.