

Dealing with condensation

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HOUSING ADVICE

How to avoid Condensation

The following steps will help you reduce the condensation in your home:

1. Produce less moisture

Some ordinary daily activities produce a lot of moisture very quickly.

Cooking:

To reduce the amount of moisture, cover pans and do not leave kettles boiling.

Washing clothes:

Put washing outdoors to dry if you can, or put it in the bathroom with the door closed and the window open or fan on. If you have a tumble-dryer make sure you vent it to the outside (unless it is the self-condensing type).

2. Ventilate to remove the moisture

You can ventilate your home without making draughts. Some ventilation is needed to get rid of moisture that is being produced all the time, much of which comes from breath. Keep a small window ajar or a trickle-ventilator open when someone is in the room.

You need much more ventilation in the kitchen and bathroom when cooking, washing up, bathing and drying clothes. This means opening the windows wider.

Close the kitchen and bathroom doors when these rooms are in use, even if your kitchen or bathroom has an extractor fan. (Doing this will help stop the moisture reaching other rooms, especially bedrooms, which are often colder and more likely to suffer condensation.)

Ventilate cupboards and wardrobes. Avoid putting too many things in them as that stops the air circulating. Leave space between the back of the wardrobe and the wall. Put floor-

mounted furniture on blocks to allow air underneath (but remember to put things back as they were when you give up your tenancy).

3. Heat your home a little more

In cold weather, the best way to keep rooms warm enough to avoid condensation is to keep low background heating on all day, even when there is no one at home. This is very important in flats and other dwellings where the bedrooms are not above a warm living room. The thermostat setting will help control heating and costs. This can also often be a more cost effective way of heating than leaving the heating off when you are out and turning it back on when you return.

Dehumidifiers can also help reduce condensation in warm rooms with a lot of moisture, but they are of little use in cold damp rooms and offer only a temporary (and expensive) fix.

4. Insulation and draught-proofing

Check your landlord has fitted these where necessary, as lack of insulation (particularly in the loft) often gives rise to condensation.

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