



Condensation

Condensation is the appearance of water on cold surfaces. This happens when moist air comes into contact with air or a surface that is a lower temperature creating water. This is more noticeable on windows or tiles but it can form on any surface.

We carry out duties on behalf of your landlord the City of Wolverhampton Council. As part of our duties we must ensure that properties are let out in a safe condition and free from hazards. Damp and mould growth can be caused by condensation and, under the Housing Health and Safety Rating System it is recognised as one of the 29 hazards that can cause breathing difficulties, exacerbate existing conditions such as asthma or lead to the spread of fungal infections.

In our duty to provide tenants with a safe and secure home we ensure that structural defects or disrepair is dealt with promptly, so this does not contribute to the growth of damp and mould. We will also ensure that properties have adequate ventilation to allow air to flow through homes naturally and reduce the build-up of condensation.

There are many reasons behind the cause of condensation, this can be cooking, poor ventilation, drying clothes inside or keeping a property too warm or too cold. There can also be more structural based reasons such as defective guttering, blocked vents, defective extractor fans, poor insulation and many more.

We can all take small steps to reduce the prevalence of condensation in our homes. As an organisation we are working to reinstate drying areas to encourage more outdoor drying of laundry and acting promptly when a tenant reports damp or mould in their home.

We want tenants to have all the information they need to deal with issues in their homes before they become a problem. If you are worried about condensation, damp, mould, or any other repair issue please contact us.



Remember

- Maintain a temperature of 15 degrees throughout your home, this helps reduce condensation
- Close internal doors when showering or cooking, this helps to reduce moisture travelling through your home
- Dry clothes outdoor
- Cover pans when cooking
- Use your extractor fan if you have one
- Open windows for 10-15 minutes when you get up
- Report signs of damp or mould to us straight away