

Trouble Shooting Guide

Condensation & Mould



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Problem: There seems to be a lot of condensation on my window - mould has started to form in my room/property.

Solution: Take measures to treat and prevent condensation and avoid condensation mould forming.



There are **two possible causes** as to why mould may appear:

1. Structural water ingress – rising damp, roof leaks, gutter disrepair
2. Internal condensation

Internal condensation is the most common cause of mould appearing in properties – particularly over the colder winter months when the temperature outside is a lot colder than it is inside your flat or house.

Condensation arises when warm air meets a cold surface, for instance when you have a hot shower and the bathroom window steams up. This is also why when you wake up in the morning it's not uncommon to see condensation on your bedroom window (this is just from you having been in the room, breathing all night!)

No-one likes mould (understandably) so preventing and tackling condensation are sensible measures to take to stop mould forming:

What is important?

- Prevent very moist air spreading to other rooms from kitchens, bathrooms, or from where wet clothes may be hung to dry. Close the kitchen door while you cook and the bathroom door after you shower.
- Provide some ventilation to all rooms so moist air can escape: open the window for a while when you get out of the shower, open the window in your bedroom for 5 – 10 minutes in the morning.



- Make sure you heat your property sensibly! This means regularly – morning and evening for instance, and for a good period of time. A few hours in the morning, several hours in the evening.

What do I do if I find mould in my house?

If you find mould in your property it is most likely condensation mould caused by moisture collecting on the coldest wall/s (usually external walls), and subsequently mould forming.

- You can easily clean down condensation mould by using warm soapy water and a cloth, mild detergent and a cloth, or a fungicidal wash available from supermarkets and hardware stores (make sure you follow the instructions with care).
- It may be the case that if you create a lot of moisture in the house, that you'll have to keep the cleaning down process up over the winter months.

To prevent mould forming or coming back....

- ✓ Ensure your home is well heated – leave the heating on a low setting all day, or use the thermostat in your property to keep the property at the temperature of your choice. We appreciate that heating your home can be costly, and that you may think it's wasteful to have the heating on when you are out, but if the heating is on at a low level or working with the thermostat the boiler in your property won't have to work as hard to reheat your home (from very cold to warm) making these methods actually more efficient and economical.
- ✓ If you have a tumble dryer – use it to dry your clothes over the colder months. This prevents moisture getting into the air when you hang wet clothes out in your bedroom or in communal areas to dry.
- ✓ Open windows – close the bathroom door and open the window to allow the moisture to escape after you've had a shower or a bath. Open the window in your bedroom for 10 minutes in the morning while you grab a shower, or take 2 minutes to wipe the condensation off your window before you head out for the day.

Still Worried?

If you are worried that the problem in your property may be structural let us know so we can check. Sending through a photograph is also a great help if you are unsure as to whether the cause of mould in your property is a result of condensation or is actually a structural issue.

Email us on: student.homes@london.ac.uk

Call us on: 020 7664 4836