



SAXON  
WEALD

# TACKLING CONDENSATION

This guide aims to help  
you understand and  
control condensation  
in your home.



[www.saxonweald.com](http://www.saxonweald.com)

# Condensation, damp and mould



Some condensation in any home is normal and unavoidable, especially in kitchens and bathrooms. However, if left untreated, condensation can lead to mould growth and cause damage to our homes and belongings.

## Condensation and damp – what’s the difference?

Condensation is caused by warm, moist air meeting cold surfaces, such as windows and walls. Penetrating damp, which is much less common, is caused by moisture entering the home from an external source, such as leaking plumbing or moisture from the ground.

## What causes condensation?

Condensation moisture in the air can come from a variety of sources within our homes. Water vapour is produced from normal day-to-day activities like ironing, cooking, showering, washing, drying clothes, and even breathing.

## Why is condensation a problem?

Condensation can cause a build-up of moisture on surfaces such as walls, windowsills, and furniture, and if left unattended, can lead to mould growth. Not only can it be harmful to our health, this mould can also damage wallpaper, furniture, plaster, and wood.

## Tackling condensation

While damp is an issue that requires further investigation, there are some ways we can all reduce the impact of condensation in our homes:



### REDUCING MOISTURE:

Condensation is caused when warm damp air meets cold surfaces. Cutting down moisture levels in our homes can reduce this. When cooking, keep lids on saucepans where possible and close kitchen doors to stop steam from escaping. When taking a bath or a shower, keep the bathroom door closed and wipe down wet surfaces after use. Opening windows and using extractor fans, if you have them, can also help damp air escape.





### HEATING:

We understand that keeping the heating on is not always

financially possible. However, it is recommended to maintain a temperature of between 18 & 21 degrees to reduce condensation in our homes. Warm air is dry air!

If you're concerned about your finances and would like some advice, please contact our Money Matters team at [moneymatters@saxonweald.com](mailto:moneymatters@saxonweald.com).



### AIR CIRCULATION:

A lack of ventilation can

cause dampness and a musty smell in our homes. We can help air to circulate by keeping furniture away from walls, not blocking radiators or overfilling wardrobes and cupboards. Keeping trickle vents open will allow air to circulate, however, opening windows for ten minutes each morning is also great to let in some fresh air. While it may be chilly, the fresh air will take less energy to heat up than the damp air in our homes.



### DRYING LAUNDRY:

During the winter, we may be more likely to dry wet clothes inside and on radiators. Unfortunately, this can put moisture back into the air. If possible, hang washing outside to dry. If this is not possible, keeping a window open will help moisture escape.



*Mould tip:* if you notice small spots of mould in your home, wipe these away using a damp cloth as they appear. This will help to prevent it from spreading.

While some condensation is common and can be managed using the guidance above, excessive moisture in our homes can indicate a bigger issue.

If you are worried your home is experiencing damp, mould or condensation, please contact us at [homefix@saxonweald.com](mailto:homefix@saxonweald.com) or **01403 226000**. If possible, please include photos of the affected areas.





Should you require a large-font, braille, audio or OpenDyslexic font version of this document, please contact: [marketing@saxonweald.com](mailto:marketing@saxonweald.com).

Information correct at February 2025

Saxon Weald

Head office: Saxon Weald House,

38-42 Worthing Road, Horsham, West Sussex RH12 1DT

Tel: 01403 226000 | Email: [hello@saxonweald.com](mailto:hello@saxonweald.com) | [www.saxonweald.com](http://www.saxonweald.com)

