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**Rutherglen and Cambuslang Housing Association Advice Note; Condensation**

**Condensation**

All of the Associations properties are either new build or properties that have been comprehensively modernised in the last few years. Our planned maintenance programme also ensures that our older properties are kept up to modern heating and insulation standards by replacing older heating systems and installing new double glazed windows. There have been some examples recently, however, of people reporting condensation problems within their property. This should be avoidable and below we have highlighted some simple steps to address the problem.

What is condensation?

There is always some moisture in the air, even if you cannot see it. If the air gets colder it cannot hold all the moisture and tiny drops of water appear. This is condensation. It does not leave a 'tidemark' and appears in places where there is little movement of air. Look for it in corners, on or near windows, in or behind wardrobes and cupboards.

How to avoid condensation

Some ordinary daily activities produce a lot of moisture very quickly. Anything that produces moisture such as cooking or drying clothes will cause condensation if the areas used are not properly ventilated or heated. Try to 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).

Paraffin and portable flueless bottled-gasheaters put a lot of moisture into the air - one gallon of gas or paraffin produces about a gallon of water. If you have a problem with condensation, try to find alternative means of heating.

You can ventilate your home without making draughts. Some ventilation is needed to get rid of moisture being produced all the time, including that from people's breath. Most of the Associations properties will have ‘permavents’ in the windows which will help provide ventilation, it is essential that these are not blocked off. Keep a small window ajar or a trickle ventilator open all the time if possible. You need much more ventilation in the kitchen and bathroom when cooking, washing up, bathing and drying clothes. This means opening the windows wider. Better still, use a humidistat-controlled electric fan (these come on automatically when the air becomes humid and are cheap to run).

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

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.

We would remind anyone experiencing the early signs of condensation problems to contact the Association as soon as possible and we will provide advice on how to avoid this in your own specific circumstances.