



CONDENSATION & VENTILATION PREVENTION – FULL GUIDE

Circle Doors | Damp & Moisture Prevention Guide

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Introduction

Condensation and ventilation issues are among the **most common causes of damp and mould** in rented homes. While some causes are tenant-related, many are structural or due to poor ventilation systems. This guide helps landlords and tenants work together to prevent damp and maintain a healthy home.

What Causes Condensation?

Condensation occurs when warm, moist air meets a cold surface.

Common sources:

- Drying clothes indoors
 - Cooking without ventilation
 - Bathing/showering without fans
 - Poor insulation
 - Cold external walls
 - Inadequate heating
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Landlord Responsibilities

Landlords must ensure:

✓ Adequate ventilation

- Extractor fans in kitchens/bathrooms
- Working trickle vents
- Sufficient airflow

✓ Adequate heating

- Working boiler
- Radiators heating correctly

- Thermostat controls available

✓ Property maintenance

- No leaks
- No penetrating damp
- No rising damp
- Windows and frames intact

✓ Insulation where reasonably practical

- Loft insulation
 - Wall insulation (where appropriate)
 - Draught-proofing
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Tenant Responsibilities (For Your Tenant Pack)

You can include this section in your tenant guidance.

Tenants must:

- Use extractor fans when cooking/showering
 - Open windows regularly
 - Avoid drying clothes directly on radiators
 - Wipe condensation from windowsills daily
 - Heat the property consistently in colder months
 - Keep furniture slightly away from walls
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Early Signs of Condensation Problems

- Black mould on walls
 - Mould behind beds or wardrobes
 - Wet windows in the morning
 - Peeling paint or wallpaper
 - Musty smell
 - Water droplets on walls
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When Condensation Becomes a Landlord Issue

It indicates a possible structural cause if:

- Extractor fans are faulty or missing
- Radiators not heating correctly
- Cold bridging in walls
- No insulation
- Leaks present
- Poorly sealed windows

These must be repaired promptly.

What Landlords Must Do Now

- Ensure ventilation and heating systems work
- Inspect for cold spots and leaks
- Repair extractor fans
- Keep a record of mould reports
- Provide tenants with a condensation guide
- Act quickly when mould is reported
- Document all remediation steps