



## **A Guide to Managing Condensation and Mould in your College Accommodation.**

### **What can cause condensation and mould in your College accommodation:**

There can be several reasons for damp and mould appearing in your accommodation. In some cases, they're caused by condensation due to excessive moisture in the air – potentially down to a lack of ventilation or heating. But the cause can be down to a maintenance issue within or externally to your accommodation such as leaky pipework, penetrating or rising damp or leaky pipework either internally or externally.

There is always some moisture in the air, even if you cannot see it. Condensation is when moisture in the air collects on a cooler surface. Most people have a little bit of condensation in their homes, but condensation can lead to mould if there is too much moisture in the air, or if moisture is left on surfaces for too long.



### **What to look for:**

Condensation can appear on or near windows, it can be seen on mirrors when you have a bath or shower, and on cold surfaces such as tiles or cold walls. It can also be found in corners or behind wardrobes, furniture and cupboards—condensation forms on cold surfaces and places where there is little movement of air.

Dampness caused by excessive condensation can lead to mould growth on walls and furniture and mildew on clothes and other fabrics. Prolonged exposure to damp can have a long time effect on the maintenance and housekeeping of your accommodation for you and future members of the College.


### **Below are some examples of the causes of condensation:**


There are four main factors that cause condensation.


- Too much moisture produced in the accommodation
- Lack of airflow and ventilation
- Insufficient temperature control whilst occupied or vacant
- Cold external surfaces i.e window frames and sills.


There are other factors that can lead to increased levels of moisture in your accommodation that are outside of your control due to unreported maintenance issues. In these instances, it is advised to report any concerns you have via the Colleges RMS maintenance system so they can be rectified by the team - [RMS Maintenance reporting](#) system. Below is a generic guide to indicate how much extra moisture you can be adding to the air in your accommodation / College property every day.


**How much extra moisture you can be adding to the air in your home every day**

Drying clothes in your room  
= 9 pints 

Cooking and using a kettle  
= 6 pints 

Two people in your room breathing  
= 3 pints 

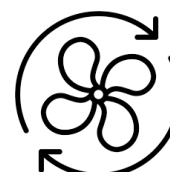
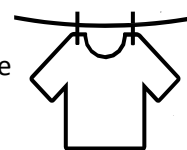
Taking a bath or shower  
= 2 pints 

Washing dishes  
= 2 pints 

**Total**  
**= 22 pints of extra moisture in the air**

**How can you help reduce moisture in the air**

1. Use the laundry dryers or where possible hang your washing outside to dry if possible or hang it in a sunny room with the door closed and a window slightly open. Or hang it in the bathroom with the door closed and a window open or extractor fan on. Try to avoid placing it on radiators with the windows closed.
2. Wipe down windows and windowsills with a sponge or cloth every morning if there is moisture on them, as well as surfaces in the kitchen or bathroom that have become wet. Suitable cloths will be available in the student cleaning cupboards
3. Make sure you always have your extractor fans on when you're in the shower or bath, or when you're cooking. If you don't have extractor fans, keep your windows slightly open whilst bathing or cooking if you can, and close doors to other rooms in the house.
4. When filling your bath, run the cold water first then add the hot, it will reduce the steam by 90% which leads to condensation.



5. Always cook with pan lids on, and only boil as much water as you need in a kettle. This won't just prevent steam escaping, but also saves energy.



### **Increase airflow**

1. Open windows when you can to let fresh air in and moist air out - especially first thing in the morning even if it's just for 10 minutes.
2. Try not to put furniture, including beds, against any outside walls and try to leave a gap between the wall and furniture to allow airflow.



### **How to deal with suspected mould issues in your accommodation**

The best way to prevent mould is to follow the tips above. If you do have mould in your accommodation then the first step is to contact the maintenance team via the RMS System [RMS Maintenance reporting](#). once the ticket has been received by the team, they make contact with you to arrange a time they will come and inspect the affected area, once this has been completed they will inform you of their feedback on possible causes and what action will be taken.

If no maintenance issues have been identified, they will then inform the housekeeping team who will assign a member of the team to visit your room at a pre-arranged time to remove the mould from affected areas by using a special fungicidal wash or mould spray.