



Condensation & Mould in Your Home

A Perry Bishop Guide for Tenants

Condensation and mould are common in many homes, particularly during colder months. The good news is that with a few simple everyday habits, they can usually be reduced or prevented.

At Perry Bishop, we want you to feel comfortable and at home. This guide explains what causes condensation and mould, and how you can help manage it day to day.

What Is Condensation?

Condensation occurs when warm, moist air comes into contact with a colder surface, such as windows, mirrors or external walls. The moisture in the air turns into water droplets.

Everyday activities create moisture, including:

- Cooking
- Showering and bathing
- Drying clothes indoors
- Normal breathing and sleeping

If this moisture is not allowed to escape, it can lead to damp conditions and mould growth.

Why Mould Can Appear

Mould forms where there is excess moisture and limited airflow. It is most commonly found:

- Around windows and window frames
- In kitchens and bathrooms
- On cold external walls
- Behind large items of furniture placed against outside walls

Reducing moisture and improving ventilation are the most effective ways to prevent mould.

Simple Steps You Can Take

Ventilation

- Open windows regularly, even for a short time in winter, to let fresh air circulate
- Keep trickle vents on windows open at all times
- Use extractor fans in kitchens and bathrooms and leave them running for a short time after use
- If there is no extractor fan, open a window during and after cooking or showering

In the Kitchen

- Always use lids on pans when cooking
- Use the extractor fan or open a window when boiling, frying or using the oven
- Avoid drying clothes in the kitchen

In the Bathroom

- Keep the bathroom door closed when showering or bathing
- Use the extractor fan and leave it on afterwards
- Open a window once finished, where possible
- Wipe down tiles, shower screens and windows after use

Around the Home

- Wipe condensation from windows and window sills each morning
- Avoid placing furniture directly against external walls; leave a small gap for airflow
- Try not to dry clothes on radiators
- Keep doors closed between steamy rooms and the rest of the home
- Maintain a low, consistent level of heating rather than short bursts of high heat

Heating Your Home

Keeping your home gently and evenly heated helps reduce cold surfaces where condensation forms. Sudden changes in temperature can increase condensation.

If you are unsure how best to heat your home efficiently, please let us know and we'll be happy to help.

When to Contact Perry Bishop or Your Landlord

Please get in touch if you notice:

- Mould that continues to return despite regular ventilation
- Damp patches that are not linked to condensation
- Signs of leaks, plumbing issues or overflowing gutters

Reporting issues early allows us to investigate and resolve them promptly.