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HOW TO CONTROL, REDUCE & ELIMINATE CONDENSATION

Secondary Glazing for Condensation

The critical factors in eliminating home condensation problems are:

1. Insulation
2. Controlling Moisture
3. Controlling Humidity
4. Ventilation
5. Heating

These factors must be properly balanced!

Secondary Glazing for Insulation

Please see the website for how secondary glazing can help deal with both general & window condensation.

Other Insulation & Condensation

The other main areas for insulation, if not already carried out, are:

- the loft - but take care that the under-eaves openings are left clear for minimal ventilation, this is very important because otherwise you may add to any condensation problems
- if your property is post circa 1920 and has un-insulated cavity walls, then consider having cavity wall insulation fitted
- draught proof doors - but not in any room containing a gas cooker or gas fire*

* This is prohibited by the **Gas Appliances (Safety) Regulations 1995**

Controlling Moisture:

What you can do to produce less moisture - and control what you do produce:

Clothes Washing

- dry washing outside whenever possible
- alternatively, dry washing in the bathroom or kitchen - but open the windows
- if you use a tumble dryer, make sure that it is vented to the outside

Cooking/Kitchens

- cover pots and pans when cooking

- open the window when cooking
- fit a cooker ventilation hood - but again make sure it is vented to the outside
- close the door to prevent moisture escaping to other, cooler, parts of the property
- fit a door closer
- fit an electric extractor fan - preferably [humidistat](#) controlled - they come on automatically when the air is humid and turn off automatically as well, so they do not waste electricity

Bathrooms:

- close the door to prevent moisture escaping to other, cooler, parts of the property
- fit a door closer
- open the window when bathing or showering
- again, fit an electric extractor fan – preferably [humidistat](#) controlled

General:

- avoid using paraffin heaters and gas fires
- indoor plants can add substantially to moisture in the air
- be aware that fish tanks can also add significantly to air humidity

Ventilation & Condensation

Balanced ventilation:

- do not seal the gaps around windows unless they have trickle vents fitted
- do not block chimneys - if they are not in use then fit a cover but ensure that it either has permanent ventilation holes or an adjustable ventilation grille
- make sure that air-bricks & vents are not blocked up
- open the window slightly when bathing, showering, cooking or doing the laundry
- fit electric extractor fans to kitchens, bathrooms & laundry/utility rooms - preferably [humidistat](#) controlled - they come on automatically when the air is humid and turn off automatically as well, so they do not waste electricity
- open windows & doors occasionally to give the property a good “airing”

Heating

Reasonable heating:

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- avoid condensation in bedrooms when unoccupied by leaving the radiator on set to a low level
- if your home is unoccupied during the day do not turn the heating completely off otherwise condensation will start to form on cool surfaces - set the thermostat to a low level - a cold property takes a long time & a lot of energy to heat it up

- in general, do not let temperatures drop below 10°C/50°F - even when your property is unoccupied
- a comfortable temperature when you are at home is around 20°C/68°F

Property Type

In addition to the above, different types of properties create different requirements:

- **modern houses & flats** - with well sealed windows, fitted carpets & good insulation do not get sufficient ventilation unless trickle vents are used or windows are left very slightly open when rooms are occupied
- **bungalows & older flats with solid floors** - do not benefit from heat rising through the floor, they will tend to need better insulation and heating
- **rooms with a lot of outside walls** - especially if north facing, will tend to need more heating
- **historic properties** - if your property was built pre-circa 1920 then we recommend that you also read the ***Severe Condensation Problems, Condensation & Dampness*** download.

We hope that this information helps you to identify & successfully cure condensation & damp problems in your home.

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