

MOULD INFORMATION & ADVICE

Tenants often mistake condensation mould with structural dampness and mould caused by water ingress. It is important to understand the difference.

WATER INGRESS

You may experience mould within your property if water is entering through issues with the building. For example, missing roof tiles could cause mould patches on ceilings, or damages to roof casting could cause water ingress through the walls. It is also beneficial for you to check that water is not entering by damages to pipes, radiators and appliances. Water can also come through where seals need replaced on showers, bath, sinks etc. Any damp patches would be found adjacent to where water was coming in.



RISING DAMP

Rising dampness comes from the ground upwards. It does not rise above 1.5m from ground level. If you live above ground level – you do not have rising dampness. A structural surveyor can confirm if a building has rising damp and works to the building would have to be carried out to resolve this issue.



CONDENSATION MOULD

Where there are no issues with water coming in from outside, mould is caused by condensation. Condensation Mould is common. It is caused by just general living and housekeeping. Condensation mould can appear *anywhere* in your home, but appears most commonly:

- In corners of rooms
- Behind furniture
- On bathroom ceilings
- Within un-used rooms
- Inside cupboards.
- Around windows



Most importantly, you must keep the property warm and dry, not all homes can do this naturally without your input.

Regardless of the age of the property, the type of windows or heating that you have there are things you must ensure that you both DO and DON'T DO, to keep on top of condensation before mould starts to grow on ceilings, walls and other surfaces.

It is the tenant's responsibility to ensure that condensation mould is prevented in line with the terms of your lease.

TIPS TO KEEP CONDENSATION AWAY

- Open your windows regularly
- Open your blinds and curtains for full sunlight exposure
- Wash your windows for full sunlight exposure
- Open windows whilst cooking and bathing
- Only use tumble dryers appropriate to the fittings that you have. If you do not have an outside vent do not use a tumble dryer unless it is condensed. Even condenser dryers leave condensation. Do not place them in small cupboards or rooms. Ensure you dry the surrounding areas after use
- Use extractor fans where present
- Keep furnishings away from walls to let heat and air circulate
- Ventilate cold wardrobes and cupboards especially ones located on outside walls.
- Dry any surfaces that get wet while cooking or bathing
- Dry windows when condensation builds up to stop them damaging sills and seals
- Dry the sealant around your sinks and baths to stop mould from building up
- Do not dry clothes on radiators
- Where possible try not to use clothes airers /clothes horses
- Heat each room, even if it is not in use
- Do not over or under heat your home, keep temperatures above 14 and below 24 degrees
- Use bleach or other appropriate cleaning products to remove mould from tile grout and silicone seals. It is expensive to re-grout and silicone, so try not to let it get that stage
- Salt boxes can help draw out moisture in the air (they can be bought for as little as £1)

