



What is mould?

Mould is **fungi** which are simple plants that will grow wherever there are damp surfaces. The first sign of mould in a property would be small black 'spots'. Mould can grow rapidly into large areas of black spots and discoloration so it is important to attend to any mould quickly. **The most common cause of mould in rental properties is condensation.** If condensation is left on surfaces it will make the surfaces damp and mould will quickly grow.

What is condensation and what causes it?

Condensation is the general term for small droplets of water sitting on a surface. It is caused when warm moist air comes into contact with cold air, or a cold surface. Warm air can hold more moisture than cold air and therefore when this warm air comes into contact with cold air or cold surfaces, or areas with little air flow, moisture is released as small droplets of water. The areas most commonly affected are windows and window surrounds, wall and ceiling corners, behind furniture and in cupboards. The most common cause of condensation is using hot showers and baths, and the drying of washing in warm rooms where the air then flows into colder rooms and areas, and condensation then forms.

How do I keep condensation to a minimum?

- **Reduce moisture in the air:** Dry clothes outdoors or in a well ventilated room. If you use a tumble dryer ensure it is vented outside (unless it is a condensing type). After having a bath or shower close the door and leave the window open for 10 minutes. If no window is present use a fitted extractor fan (if there is no window and no extractor, speak to your Agent or Landlord). When cooking open a window or use a fitted extractor fan (once again if neither is present speak to your Agent or Landlord). Do not use portable gas/paraffin heaters as these may not only be dangerous but they release large amounts of moisture into the air.
- **Increase air flow:** Keep any wall vents and window trickle vents open and clear of obstructions, and try to open windows as often as possible when you are at home. Leave space between furniture and walls so that air can flow freely and do not put too many items in cupboards.
- **Keep your property warm:** In colder weather keep your property at a constant warm temperature rather than having periods of colder and warmer temperatures, this is also often more efficient when it comes to heating bills. If any of the rooms in your property have no heating, or it is difficult to keep the property as a whole at a constant temperature, please speak to your Agent or Landlord.

What do I do if condensation forms?

Firstly wipe/dry the relevant surface as soon as you see condensation forming (a fungicidal wash can be used on commonly affected surfaces where you see signs of mould). If even after following the guidelines above condensation (and/or mould) keeps forming in your property please speak to your Agent or Landlord.