

## Managing damp, condensation and mould in a new-build home

New builds are susceptible to condensation as the building dries out. It can take up to 12 months for a new-build property to fully dry out.

As well as causing damage to a property, mould spores are a known allergen to humans, causing a raft of health problems.

Ventilation is key to keeping mould at bay. Ventilation is more important today than it was 100 years ago when properties didn't have insulation in the walls. Fresh air was able to easily enter through all the gaps, cracks, and holes in the building envelope. Today, in our drive to keep warm and save on heating costs, we have minimised natural ventilation sources.



When damp air can't escape, particularly as plaster is drying out, mould problems could begin. It's important to be aware of this both during and after the build, particularly during wetter, colder months when there is generally more moisture in the air.

If you live in a new build, particularly during the colder months, ensure you minimise the risk of mould by following the below advice:

- Open your windows on dry days to provide added ventilation
- Gently heat the property. During very cold weather it's better to leave the heating on during the day to maintain an even temperature
- Do not obstruct ventilation ducts
- Do not allow areas of damp to go untreated
- Leave trickle vents (slotted vents in the window frames) open
- Do not place free-standing furniture against internal walls - leave a gap between the wall and the furniture so that air can circulate around the room

### Mechanical ventilation with heat recovery systems

A mechanical ventilation with heat recovery (MVHR) system will control moisture and condensation in your home. It will put a stop to condensation on windows and also prevent the damp and mould growth.

While the unit is ventilating your home, everyday moisture will have no time to settle on surfaces as it is extracted outside. Although damp and mould can also develop through other causes, MVHR units will help as one way of reducing moisture in the air and in your home.

MVHR units circulate cool air when they are working to ventilate your home. To feel the benefit of your MVHR unit, keep it turned on to create the best living conditions for your home for avoiding damp, condensation and mould.