

Mould Remediation

A systematic process to safely remove, contain, and prevent fungal growth in buildings, particularly in damp or poorly ventilated environments. In the UK context, it is critical for maintaining compliance with housing health and safety standards, especially in retrofit projects where energy-efficiency upgrades can inadvertently exacerbate moisture issues.

Key Process Steps:

1. **Identification and Assessment:** Inspect moisture sources (e.g., leaks, condensation) and mould type (e.g., *Aspergillus*, *Stachybotrys*). Thermal imaging or hygrometers may be used to detect hidden dampness.
2. **Containment:** Isolate affected areas using plastic sheathing and negative air pressure to prevent spore dispersion.
3. **Removal:** Physically remove mould-infested materials (e.g., plasterboard, carpets) and clean surfaces with HEPA vacuums and antimicrobial solutions.
4. **Drying and Humidity Control:** Install dehumidifiers or improve ventilation to reduce moisture levels below 60% RH, a threshold for mould growth.
5. **Prevention:** Address root causes, such as installing mechanical ventilation heat recovery (MVHR) systems in retrofits or repairing structural defects.

Regulatory Context:

Under the UK government's 2023 damp and mould guidance, landlords must act promptly on tenant reports to avoid breaching the *Housing Health and Safety Rating System (HHSRS)*. Failure risks penalties under the *Homes (Fitness for Human Habitation) Act 2018*.

Challenges in UK Practice:

- **Heritage Buildings:** Traditional solid-wall constructions are prone to interstitial condensation post-retrofit, requiring careful moisture risk assessment.
- **Occupant Behaviour:** Over 30% of UK mould cases stem from lifestyle factors (e.g., drying clothes indoors), necessitating tenant engagement alongside technical fixes.

Synonyms: Fungal decontamination, mould mitigation.

Additional Terms:

- **Condensation Risk Analysis:** A predictive tool used in retrofit design to avoid creating conditions for mould growth.
- **HHSRS Category 1 Hazard:** Severe damp/mould classified under UK housing law, requiring urgent remediation.