



Damp, condensation & mould



“We are going into a winter where people will be turning the heating down in a way that encourages more damp in our homes.”

- Greg Fell

Vice-President of the Association
of Directors of Public Health



“We are committed to ensuring all our members understand the detail of the findings and conclusions, and to identifying swift and effective action housing associations can take.”

- Kate Henderson

CEO of the National Housing
Federation

“Landlords must make plans to tackle the real risk of worsening damp and mould issues as energy bills soar.”

- Richard Blakeway

England’s Housing Ombudsman



What will SHAL
do?





If you report a problem with condensation and mould we'll investigate the cause(s) and explore the solutions with you.

We will support you and work with you; you will not be blamed or fobbed off.

- We'll inspect the **insulation** levels and upgrade them if required.
- We'll renew the **EPC** if it's not up-to-date.
- We'll check the **ventilation** in your home and install/upgrade the extractor fans.
- We'll also provide **information** and advice.
- Both our Housing and Maintenance teams will **work with you** if you're struggling to heat your home.



What can I do?



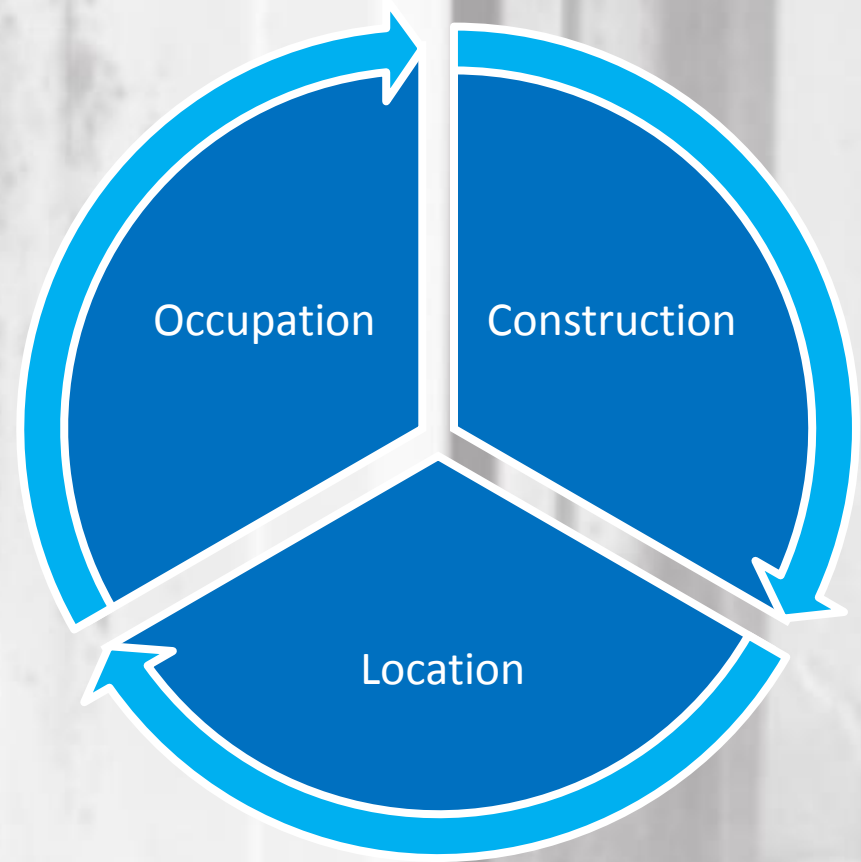
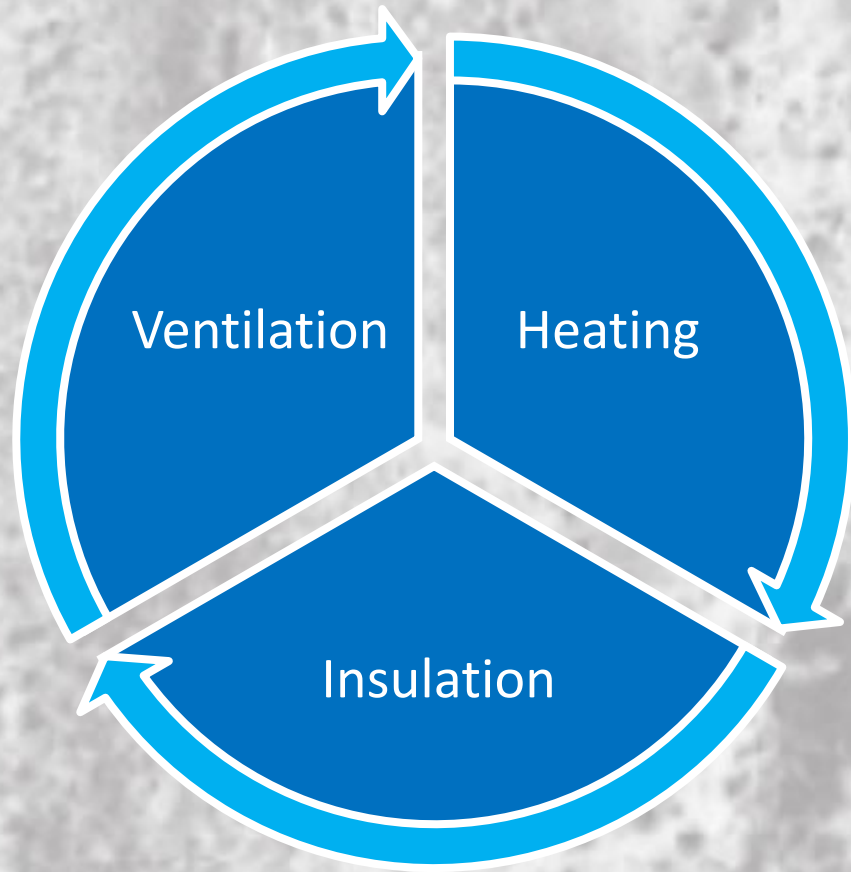
One of the easiest ways to reduce condensation and mould is to **produce less moisture.**

However, we know that's easier said than done in busy family homes.

- Keep **lids on pans** when cooking to reduce the steam. This is also a much more efficient way of using the hob.
- Try and **dry clothes outdoors** and not on radiators. Using an ailer and leaving the washing in a separate ventilated room will help.

- If you have a tumble dryer make sure it's **vented outside**. Close the door and ventilate the room it's in (including condenser tumble dryers too).
- Aquariums or fish tanks can produce excess moisture in the air. Make sure they're **covered** with the correct lids.

Factors to consider



- We've identified significant improvements to our least energy efficient homes.
- We have a plan to invest in around 30 homes a year between now and 2030.

- This will mean all our homes have an energy efficiency rating of at least C.
- **We're also working to proactively identify homes that are at risk.**

- We **monitor all cases** at our monthly health and safety meetings until they're resolved.
- We're **reviewing what we do** and how we do it. Our Board will be reviewing this in the new year too and your feedback will be key.
- We'll work with you, our colleagues across the sector and the Department for Levelling Up, Homes & Communities to create specific commitments so people know what to expect and **standards are improved** – and continue to be improved for everyone.