switchee

BEST PRACTICE OF MOULD TRIAGING

As part of our ongoing commitment to supporting social housing providers, Switchee are supporting social housing landlords in proactively identifying and tackling condensation, damp, and mould in their property portfolio.

WHAT ARE SOCIAL LANDLORDS DOING TO ADDRESS DAMP AND MOULD?

A number of landlords (Flagship Group, Basildon Council, Fairhive, Dudley Metropolitan Borough Council, Riverside Group, Sovereign, Places For People etc) are using Switchee to proactively assess the damp and mould risk levels in their properties. Switchee is a data analytics company which built a smart thermostat developed for social housing with, among others, built-in temperature and humidity sensors giving real-time actionable insights into property performance.

Switchee's personalised dashboard empowers social landlords to proactively identify properties at risk of condensation, damp or mould, with real-time data collected by a smart thermostat installed in residents' homes. The data also helps understand the cause of the problem, as well as to monitor the effectiveness of post-visit interventions.

CAN SOCIAL LANDLORDS MONITOR DAMP & MOULD ISSUES?

Yes. There are a variety of systems available that provide remote monitoring of internal environmental conditions – relative humidity, temperature, and CO2 levels (a good indicator of ventilation efficacy). Some extractor fans and ventilation systems have such sensors built-in.

One such example is Switchee. With the sensor data built into their smart thermostat, Switchee are able to proactively predict the likelihood of condensation and mould growth developing in a property. This avoids the reliance on residents reporting the issues.

Landlords can proactively triage the severity of the issues with the residents using Switchee's communication capability, which achieves an 89% response rate on average.

CDM TRIAGING EXAMPLE

Of the properties flagged by Switchee as high risk, on average over half (55%) already have visible mould, of which 20% are classed as severe.

Fig 1.1 Mould risk survey

Fig 1.2 Mould risk survey

Surveyors can be informed of problems early – before both the cost of repair and the potential health impact on residents increase dramatically.

Here are photos from one of the cases they went to see:

The sensor data is crucial for record keeping. It helps to monitor the impact of any interventions carried out following the surveyor visits, ensuring their effectiveness and avoiding the recurrence of the problem.

Here is the average humidity in the above property over a four month period, with the interventions annotated on the graph.
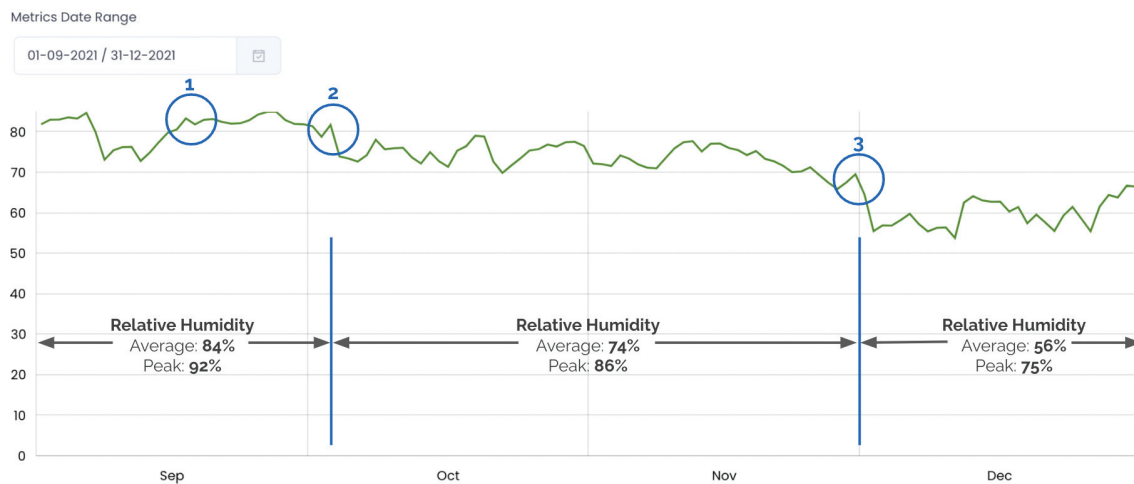
INTERVENTIONS:

1. 20th September
First visit uncovered a tumble dryer in an open larder cupboard being vented into a box.
Advice given to tenant on ventilating the property and reducing moisture productions.

2. 4th October
Discussed best heating practices and recommended damp-prevention measures.
This resulted in the average relative humidity in the property reducing from 84% to 74%.

3. 1st December
Positive input ventilation system installed, which resulted in a further reduction in relative humidity to 56%.

SWITCHEE FOR YOU

Discover how Switchee can support your business needs.

Contact **sales@switchee.co** to get in touch with our team of experts.

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