
The Housing Bulletin

Latest News and Bulletin Updates

Condensation and Mould Preparation Winter 2024

As the colder winter months are upon us, when condensation is more prevalent, which in turn, turns to mould growth, we have listed some useful information on our website relating to facts, advise and remedial measures, you can also scan the QR code for quick access:



<https://www.brentwood.gov.uk/-/repairs-and-maintenance#how-to-report-a-repair>

On our website there are also tips and guidance on the current cost of living crisis:

<https://www.brentwood.gov.uk/cost-of-living>

Report It....

If you are unable to keep any mould growth to a manageable level and the measures outlined in the above recommendations have not worked then please contact our repairs contractor Axis' call centre on **01277 312500** or email Axis direct on BrentwoodRepairs@axiseurope.com

They will have a discussion with you to ensure all steps to minimise condensation and mould have been taken. If the issue persists, Axis will arrange for a property inspection to be completed for further investigation. They will explain any works required and possible causes and arrange for a member of Brentwood Council's Repairs team to attend if these measures fail. Where remedial works and mould wash treatments have been undertaken by the Council, the tenant is responsible for redecoration, and it is recommended that antifungal paint is used.

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Mould may develop if you don't ventilate, use fitted extraction units, don't heat the property properly while letting the humidity in your property get to a saturation level which if not removed will condensate providing the perfect environment for mould spores to grow.

Tenants are responsible for making sure that there is adequate ventilation and heat within their property to prevent significant amounts of condensation developing which can, if not cleared, result in mould growth in which most cases will show up on your windows, corner of external facing walls and ceilings predominantly in your kitchen or bathroom where households generate most water vapour.

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Source of humidity/moisture	Litres of water vapour
Cooking	Up to 3 litres per day
Clothes washing	0.5 litres per wash
Showers and baths	1.5 litres per person
Washing dishes	Up to 1 litre per day
Un-vented clothes drying	5.0 litres per load
Unflued gas heater	0.5-1.0 litre per hour of use
Breathing, active adult	0.2 litres an hour per person
Breathing, adult asleep	0.02 litres an hour per person
Pot plants	A high number of pot plants or if you frequently water them will increase humidity in your house

It can only take 24-48 hours for mould spores to develop. Remember very minor mould can easily be wiped off with a suitable mould solution or antibacterial wipe which if left may develop into a possible issue. Regular cleaning of affected walls with a fungicidal wash is necessary to keep mould away. A balance of ventilation and heat is required so you may have to experiment and persevere until the problem is resolved. 1 in 5 UK homes will suffer from mould and condensation problems. Mould spores are all around us and drift through the air unseen and are part of nature's way to breakdown dead organic matter



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such as trees, leaves or any form of food source. Condensation is caused by a number of factors:

- **The humidity of indoor air.** (60% or higher may cause condensation if the temperature drops)
- **Low temperature.** (15°C or less may cause condensation) 21°C is recommended by the World Health Organisation. Keeping your home to a set temperature is critical to preventing mould from growing.
- **Poor ventilation.** (a property has to be well balanced between warmth and ventilation with between 4 air changes per hour is common, but hygienists suggest 6-12 full air changes per hour).

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Christmas lunch celebrations for our independent living residents



This Christmas season, the residents and staff of the independent living schemes came together to celebrate in true festive spirit, sharing a meal with one another and exchanging laughs. We the sheltered team have been hosting Christmas get togethers for the independent living schemes and they have been enjoyed by everyone there!

The pictures above showcase the Chichester House Christmas Fish & Chips. We will be hosting these at 3 other schemes over the next few weeks. This gives the residents and us a wonderful reminder of the joy and comfort that community living brings, especially during the festive season.

We're much looking forward to our next one at St Georges Court.

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We need you!

We have recently made some changes to our resident engagement structure and introduced resident panels on the main topics and service areas within housing, those being estates management and repairs and maintenance.



The panels have now many on a handful of occasions, and we have found the sessions to be productive and effective, providing the opportunity for Officers to provide updates on how the service areas are performing, and also for residents to have their say on this performance and how it can be improved.

What we would really like to do is grow these groups and get more residents involved. So if this is something that you would like to be involved in, or would at least like to find out more and maybe sit in on one of the groups then please email us at housing@brentwood.gov.uk You can also find more information and other opportunities on our web page at www.brentwood.gov.uk/get-involved

We would also like to hear from you and find out how you would like us to engage with you, our Residents!....

- Do you want to complete regular surveys?
- Do you want regular drop in sessions with housing staff?
- Do you want us to hold more community days?
- Do you find the housing bulletins informative and useful?

Please let us have your feedback and suggestions, and send these to housing@brentwood.gov.uk

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Annual Report 2023-2024

Did you know that our annual report is now available to view online?

You can find this at www.brentwood.gov.uk/housing-performance

It is full of lots of performance information and goals for our future service, so please take a look!



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Finally, we would like to take this opportunity to wish all of our Residents a very Merry Christmas and a Happy New Year!



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