

The Problems with Ventilation in Social Housing



In a recent study on problems with ventilation in social housing, Key findings were;

- Only 1 in 5 mechanically ventilated social homes are fitted with supply *and* extract ventilation
- Social homes are 14% less energy efficient than they could be
- Social housing residents are 11 times more likely to experience ventilation issues than plumbing issues
- The top reasons that residents were dissatisfied with their homes were: mould, damp, or condensation, insulation and ventilation
- The average social housing dwelling has an energy efficiency rating of 67.9 (band D) – most new build homes have an EPC rating of A or B (81+)
- With improved ventilation and heating, social housing could be 16% more energy-efficient

The Challenge of Ventilation

Ventilation is increasingly becoming the challenge that social housing companies face. Proper Ventilation is important in every habitable space, especially in homes because we spend around 90% of our time inside. Without sufficient ventilation, stale air is trapped within buildings causing build up of pollutants and moisture. This causes damage to both structure of buildings and occupant health.

Lack of ventilation can cause moisture build up which is 80% the cause of mould.

Mould is a serious health hazard, which triggers often fatal respiratory problems , as seen in the tragic death of [Awaab Ishak. The cause of little Awaab's death was listed as being respiratory distress due to mould exposure.](#)

The Role of Landlords

Social Housing occupants often don't have control over the install of ventilation systems within their home and are reliant on landlords. This makes Landlords responsible for ensuring their properties are up to date with regulations regarding ventilation. This means Landlords must be educated on ventilation or else risk both their reputation & the health of their homes and tenants. Ventilation, mould and damp, seem to be the rising problem that tenants have with their social housing, so it seems obvious that improving this should be the key focus.

The Cost and the Benefits

Understandably, Landlords and Social Housing companies will be daunted by the cost of installing or upgrading ventilation systems within their properties. However, there are many benefits which outweigh the cost. This is where VENTI come in and can assist!



Our MVHR systems – Mechanical Ventilation with Heat Recovery;

- Reduce the need for excessive energy consumption through preheating fresh air as it enters the building. This helps to reduce Energy consumption, improves thermal efficiency and lowers the carbon footprint.
- Proper Airflow can mean that homes are easier to heat due to regulated humidity levels.
- Are simple and quick to fit – especially our [FLUXO](#) units which are decentralised, meaning they are easily retrofitted directly through the wall. This reduces the time needed in installation & minimises disruption.
- Reduce and in some cases, eliminate the risk of mould, damp and condensation which can be costly and time consuming to fix. [See our case study here](#).
- Ensure Compliance with recent regulations to do with ventilation in buildings and those detailed in [Awaab's Law](#).

VENTI are committed to helping Landlords and Social Housing companies get their Ventilation right. We can assist both in the planning stages and in retrofit programs. We are successfully working with Social Housing companies to ensure their homes are correctly Ventilated and the benefits are being proven both for occupant health and for energy efficiency.

[Get in touch with our team to find out how we can help you!](#)