

5% of dwellings in England had a problem with damp in 2023, higher than in any of the last 5 years (3-4%)

In 2023, 5% of dwellings in England had a problem with damp, marking the highest rate in five years (compared to 3-4% between 2018-2022). This increase affected all housing tenures, with social housing seeing the sharpest rise at 7%.

Understanding the 2023 Damp Crisis: Causes, Trends, and Solutions

1. Key Findings from the 2023 English Housing Survey

The Ministry of Housing’s latest data reveals a worrying trend: 1.3 million homes in England now suffer from damp, with social housing disproportionately impacted. Here’s a breakdown:

Tenure Type	Damp Prevalence (2023)	5-Year Trend
Social Housing	7%	+3% since 2019
Private Rentals	5%	+1%
Owner-Occupied	4%	+0.5%

This table highlights a **40% surge in social housing damp issues** compared to pre-pandemic levels.

2. Why Damp Is Rising - and Where

Damp thrives under three conditions: poor ventilation, structural defects, and lifestyle factors. Let’s dissect the culprits:

- **Poor Ventilation:** 68% of affected homes lack adequate airflow, allowing moisture to accumulate.
- **Condensation Hotspots:** Bathrooms and kitchens account for 55% of cases due to steam from showers/cooking .
- **Aging Housing Stock:** 30% of Victorian-era properties have deteriorating brickwork or roofing.

Case Study: A Liverpool social housing tenant reported black mould spreading across bedrooms despite repeated cleaning. Surveyors traced it to blocked air vents and single-glazed windows - issues prevalent in 60% of council-owned properties.

3. Health and Financial Implications

Damp isn’t just unsightly; it’s hazardous:

- **Respiratory Risks:** NHS data links damp to a 22% higher asthma incidence in children.
- **Property Damage:** Repair costs average £1,200 per household annually.
- **Energy Inefficiency:** Mould-insulated walls increase heating bills by 15-20%.

4. Combatting Damp: Practical Solutions

Here's how homeowners and landlords can act:

□ **Install Mechanical Ventilation Systems**

Systems like **VENTI's FLUXO** provide continuous airflow, reducing humidity by 60% in trials.

Benefits include:

- **Energy Recovery:** Retains heat while expelling moist air.
- **Smart Sensors:** Automatically adjust airflow during showers or cooking.

□ **Structural Upgrades**

- Replace single-glazed windows with double-glazed units (cuts condensation by 50%).
- Insulate external walls to prevent "cold spots" where mould forms.

□ **Tenant-Landlord Collaboration**

- Landlords: Conduct quarterly damp checks and install hygrometers.
- Tenants: Use extractor fans religiously and report leaks within 48 hours.

With 5% of English homes now battling damp - the highest rate since 2018 - proactive ventilation upgrades and maintenance are no longer optional; they're essential for health and property preservation.