

Dampness Related Issues Across East Dunbartonshire Council

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Background

Increased Levels of Dampness being reported by Tenants.

Increased Problem with Fuel Poverty.

Increased Financial Resources required.

Increased Legal Action / Insurance Claims.



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Types of Dampness / Rotworks?

- **Condensation Dampness**
- **Rising Damp**
- **Penetrating Damp**
- **Wet Rot**
- **Dry Rot**
- **Woodworm / Insect infestation**



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Who's Fault?



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Who's Fault?

- **Lack of Investment By Council?**
- **Insufficient heating of the building by tenant?**
- **Inadequate ventilation into building?
Mechanical / Natural ventilation**
- **Lack of adequate insulation in building?**
- **All of the above?**



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Analysis Carried Out

- **Survey Type**
- **Age of Stock**
- **House Type – Trad / Non Trad**
- **By Settlement**
- **Source / Cause of Dampness**



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Analysis of Dampness Surveys

[Link to Spreadsheet](#)



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Key Issues from Analysis

- **Over 500 surveys carried out over last 4 years.**
- **15% of the Housing stock being surveyed for dampness / rot.**
- **27% of survey results related to Condensation issues.**
- **Avg. cost of remedial works approx £4K**



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Conclusion?

- **Majority of Condensation dampness issues could be avoided.**
- **Heating + Ventilation + Insulation = Reduced Condensation / Dampness**
- **Fuel poverty will continue to impact in increasing level of condensation dampness being experienced if not addressed.**



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Long Term Priorities ?

- **Educate Tenants in the causes and prevention of condensation.**
- **Reduce level of Fuel Poverty – Identify energy saving solutions to reduce energy costs for tenants. e.g. solar panels**
- **Continue with Capital investment beyond 2015 to improve energy efficiency of buildings.**



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Questions?



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