



# BUILDING SAFETY SEMINAR 2024

## IMPROVING HOUSING STOCK AND SAFETY



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## Areas covered...

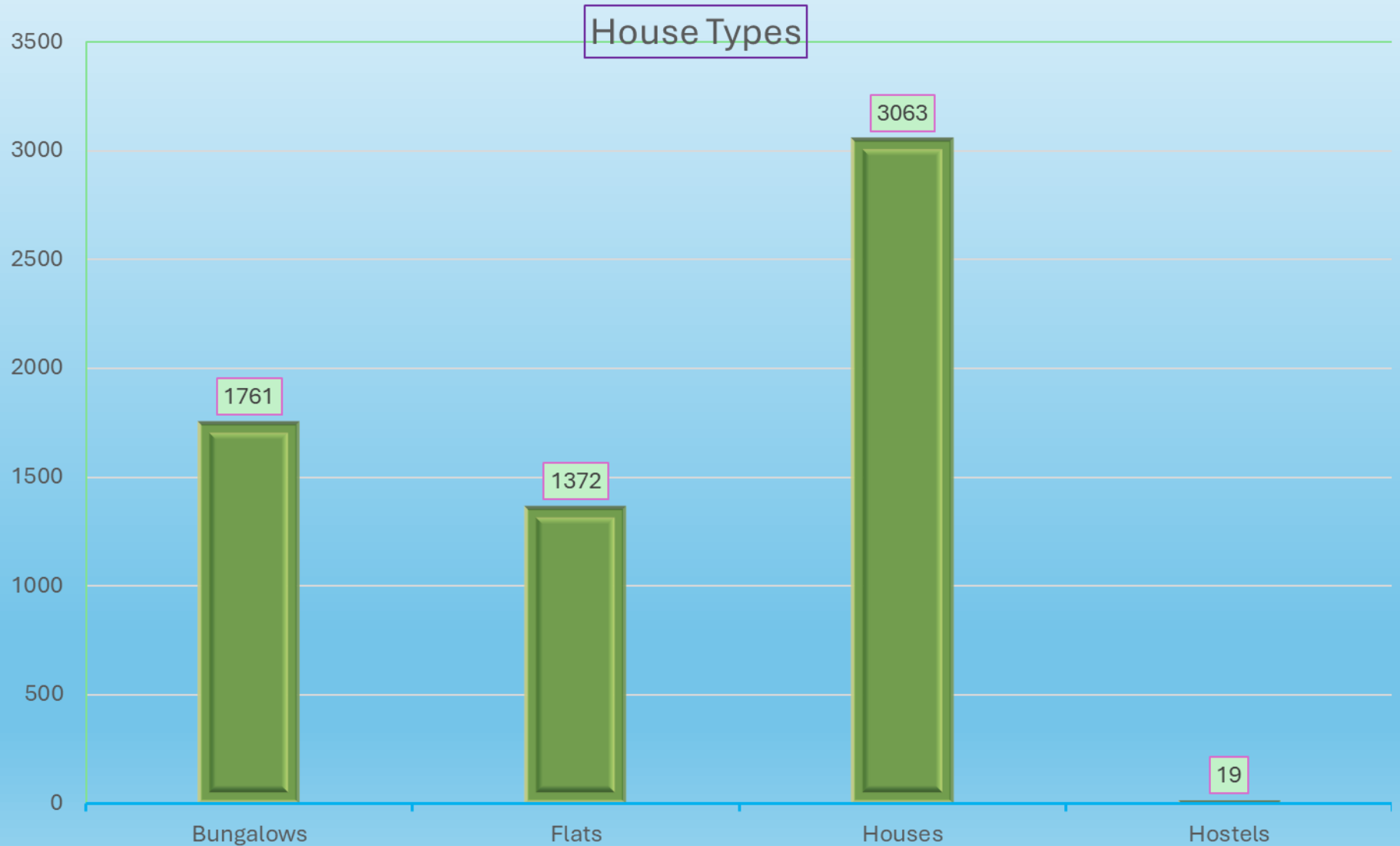
- Overview of Housing Stock in Moray
- Tackling Damp and Mould
- Works towards full EESSH and SHQS Compliance

## Overview of Housing Stock in Moray

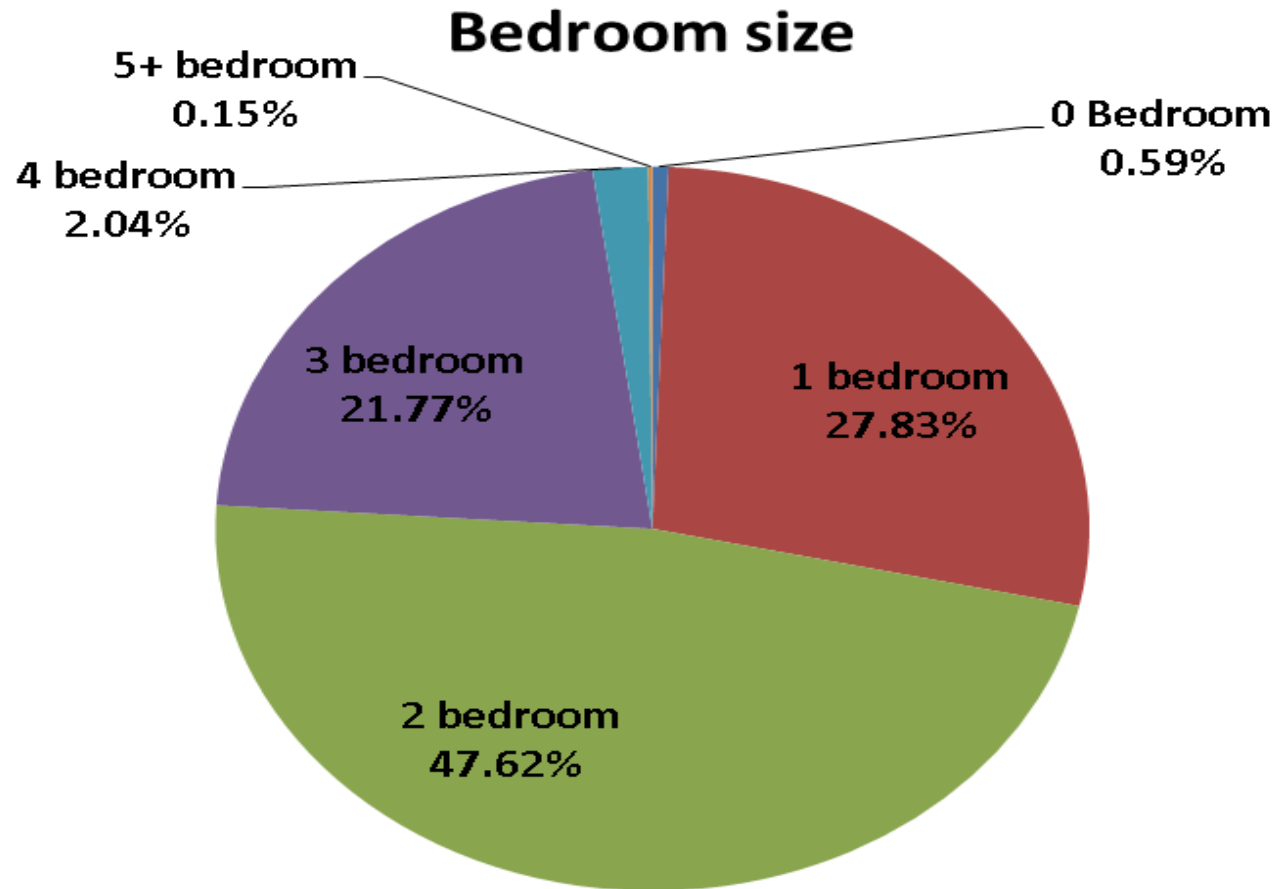


- Total Housing Stock – 6,380
- Number currently meets SHQS – 1,445 (22.65%)
- Target 2024/25 – 5,771 (90.05%)

# Overview of Housing Stock in Moray



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# Overview of Housing Stock in Moray



## **Traditional**

Brick/Block,  
Random Rubble,  
Coursed Stone

## **Non-traditional**

Tee Beam,  
Crudens,  
Timber Frame,  
Weir Multicom  
No-Fines Concrete,  
Dorran,  
Swedish Timber



## Housing Types in Moray

**Brick/Block**

traditional cavity construction

**Random Rubble**

solid 'random' stone blocks

**Coursed Stone**

solid 'coursed' stone block

**Tee Beam**

precast reinforced concrete units

**Crudens (MKI and MKII)**

steel frame (modernised with external leaf)

**Timber Frame**

timber frame with blockwork outer leaf

**Weir Multicom**

timber frame with precast panels

**No-Fines Concrete**

solid concrete

**Dorran**

reinforced concrete slab construction

**Swedish Timber**

timber frame with cladding

## Overview of Housing Stock - Moray



**Coursed stone housing -  
Kingsmills, Elgin**



**Coursed stone housing -  
Burghead**



## House types in Moray



**No-fines housing -  
Forres**



**Non-traditional housing -  
Hopeman**

## Dampness and Condensation

### Rising Damp

- ground conditions
- defective drainage
- water courses or flooding

### Penetrating damp

- defective guttering
- defective wall finish
- leaking flashings

### Condensation

- lack of ventilation or correct use of heating
- moisture producing appliances (tumble driers)
- lifestyle!



## Dampness and Mould Issues in Moray

- ‘Non-traditional’ construction types within Moray make up 24% of the housing stock. These properties are where the most considerable number of complaints concerning dampness and condensation arise.’
- Over 400 (6%) properties reported damp issues in 2022 and 2023, 314 of which occurred in 2023. 371 independent surveys were carried out in 2023, with remedial works carried out to over 250 of these properties to date, with a further 61 currently in the process of having works carried out.
- Increased awareness through press coverage has seen increased reporting, however, there is also a clear link to ‘cost of living /fuel poverty’ crisis.
- Latent defect issues with new build properties due to incorrect insulation and ventilation, has also been an issue for over 100 properties.



## Dampness and Mould Actions in Moray

A range of measures carried out to date has included.

- External Wall Insulation (EWI)
- Internal Wall Insulation (IWI)
- Internal Wall treatment (IWI)– Thermal lining products
- Heat Recovery Ventilation Fans (HRV) – installed as part of kitchen upgrades
- Pressurised Ventilation systems (PV) – to over 700 Properties
- Damp Monitoring Devices - AICO/HomeLink damp monitoring devices fitted to 34 properties a part of ‘pilot

These measures on most occasions have proved a success, however, tenant lifestyle behaviours is a key factor in a lot of cases ( e.g. overcrowding, low room temperatures (lack of heating), drying clothes internally etc.)



# EESSH and SHQS Compliance Works

## Key Issue for Non-Compliance – Lack of Electrical Testing (EICRs)

- As of 31 March 2024, **2,277 properties (35.7%)** have been tested and brought to a satisfactory standard. A further **632** properties have been tested and programmed remedial works have been scheduled. All C1 faults identified have been rectified immediately and none remain unresolved
- All properties are scheduled to be complete by **November 2024**.
- **Forced entry will be the last resort to gain access.**

Working towards full EESSH and SHQS Compliance



## Accelerated Moray Housing Investment Programme 2024/25

**“To bring all Properties in Moray to EPC Band C or better  
and meet EESSH / SHQS standards by June 2025”**



# EESHH and SHQS Compliance Works

## Typical Measures Include

- Kitchen Replacement (SHQS fails)
- Heating Replacement (Gas and Air Source Heat Pumps (inc. photo voltaic panels/battery storage)
- Internal Wall Insulation (IWI)
- External Wall Insulation (EWI)
- Cavity Wall Insulation (CVI)
- Loft Insulation Top Up
- New Ventilation Fans
- Replacement Windows



# IMPROVING HOUSING STOCK AND SAFETY





# IMPROVING HOUSING STOCK AND SAFETY

And Finally.....

