

Festive Greetings Winter 2017

Homes for Life Housing Partnership
 57 Market Street
 HADDINGTON
 East Lothian
 EH41 3JG
 Tel: 01620 829300 www.homesforlife.co.uk

2017 Annual Rent Review - Consultation Survey

You will have now received the Annual Rent review survey and information on the proposed increase for 2018-19. Please return your survey **by 8th January 2018** and you will be entered into the prize draw.

Prize Draw:

- 1st Prize: £75 - if returned by 8th January**
- 2nd Prize x 4 : £50 - if returned by 8th January**
- 3rd prize x 4 : £25 - if returned before 26th January**

We'll be sending full feedback in the new year.

Planned Maintenance 2017/18

Despite delays in getting started on this year's programme through new contractor Novus, we are confident that the key works below will be completed by the end of March 2018. The first shower installs are progressing in Gullane for tenants **who have given Novus access for pre-start surveys.**

Home Improvement Works	2017/18	No. of Units	2018/19	No. of Units
Kitchens – renewal of units, fans etc	Goldenstones Ave; Limeylands Court; Prestonkirk/ Smiddy Wynd; MacFarlane Court	84	Roodlands Court,	11
Showers – first install where there are none	Roodlands Court ; St Andrew St ; Longstone Ave; Davidson Ter; Muirfield Drive/ Gardens	76	Walden Ter/ Pl; Forth St; Barga Court	64
Gas Boilers – renewal	Goldenstones Ave; Limeylands Court; Prestonkirk/ Smiddy Wynd	58	Roodlands Court	11

Office Festive Opening Times

Christmas Close Down from
 4pm Thursday 21st
 December until
 9am Thursday 4th
 January

See Enclosed Leaflet for EMERGENCY NUMBERS



If you can't give Novus access on the appointed date for the pre start survey it is vital you rearrange this or you may miss out on your new kitchen or shower

Please see overleaf for 3 essential tips to avoid condensation this winter

With the cold weather now very much upon us, we'd again like to remind you of the associated risks of condensation and mould growth.

Condensation is Preventable!

3. Heating

Improved standards of insulation, double glazing and draught proofing of properties all give the benefit of better heat retention and cheaper bills. However, without regular **ventilation** and **adequate heating** this can also result in **condensation** and **black mould growth**. These unhealthy living conditions can cause damage to clothing or fabrics and unpleasant smells within a property. In its severest form, a long term condensation problem can result in permanent damage to plasterwork and timbers in the home.

There are three essential steps you can take to prevent condensation :

1. **Control Moisture**
2. **Ventilate**
3. **Adequately heat**

1. Moisture

There is always moisture in the air, but basic household chores can produce up to **20 pints** of water vapour each day:

- **Washing Clothes - 1-2 pints**
- **Drying Clothes - 6-7 pints**
- **Cooking - 3-7 pints**
- **Bathing and Showering - 1-2 pints**
- **Washing Dishes - 1-2 pints**

This is a lot of moisture! If warm moist air is cooled by colder surfaces, such as a window or external wall, it turns into droplets of water which collect as condensation.

If left uncontrolled moisture is likely to attract mould growth. You should wipe any condensation away before it can attract mould growth or cause other damage.

Unfortunately, mould growth can start before you see any evidence of condensation collecting on surfaces.

It is important to remove moist air **before** it can form condensation.

2. Ventilation

You need to ensure your **bathroom and kitchen extractor fans** are used and **not switched off** and that you **open windows** and **trickle vents** to let the water vapour out. This is particularly important when you're doing the washing, cooking or after bathing or showering. Closing doors in rooms, where and while these activities are being carried out, can also minimise the spread of moist air throughout the house until it is safely extracted. If you dry clothes inside please don't put them directly onto a radiator, put them in an **enclosed room with heating** and **leave the window open**.

It is also important to **make sure air can circulate** adequately by leaving a gap behind large furniture and **don't overfill cupboards or wardrobes**.

To prevent condensation and mould homes also need to be kept adequately heated and this is one of the conditions of your tenancy agreement. Remember, if the air in your home is too cool, the surfaces are likely to be even cooler! If a room remains unheated and the temperature falls below 12 degrees, you will find condensation forming on the coldest surface.

Using heating only on high settings for short periods of time can increase the likelihood of condensation and mould problems. Maintaining a lower level background heat over longer periods can help prevent these problems and will generally be more cost effective.



This is typical damage we have had to attend to, caused by tenants not following advice on adequately heating and ventilating. As this type of damage is both preventable and expensive to remedy - Homes for Life may need to recharge tenants the cost of these necessary repairs.

Dealing with mould

Remove mould as soon as you find it to stop it spreading and causing more damage to your home. You can get special cleaning products from DIY stores. (Always follow the manufacturers instructions). Mould gives off tiny seeds called 'spores', which float in the air, spreading the problem.

Persistent Problems

If you are experiencing such problems and believe these preventative measures aren't working, please let us know as soon as possible