

Damp and Mould Risk Model

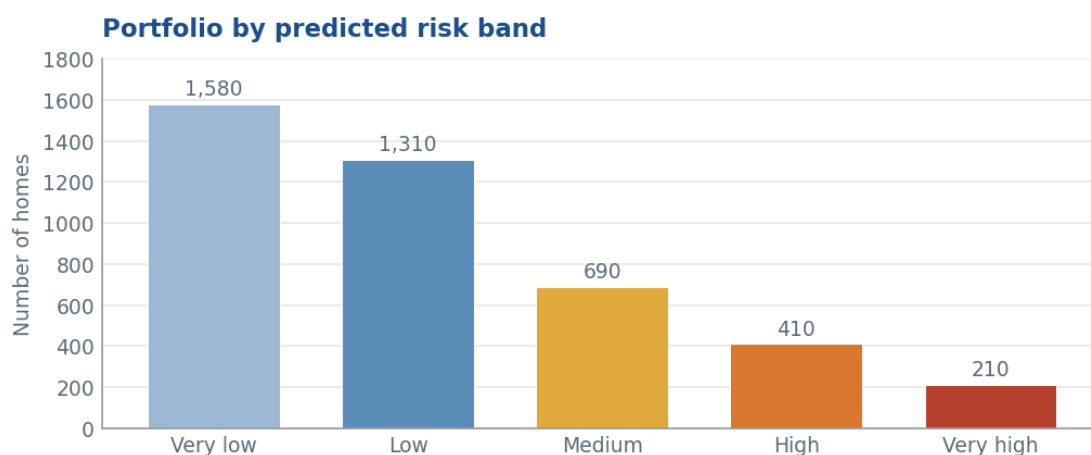
Sample output

Illustrative example using synthetic data

This sample shows the output of the model run on a synthetic portfolio of 4,200 homes. Each property receives a risk score from 0 to 1 for the likelihood of developing damp or mould, together with the main factors behind that score, so inspection and investment can be prioritised before tenants report a problem. The figures here are illustrative; your own output would be generated from your stock, repairs and survey data.

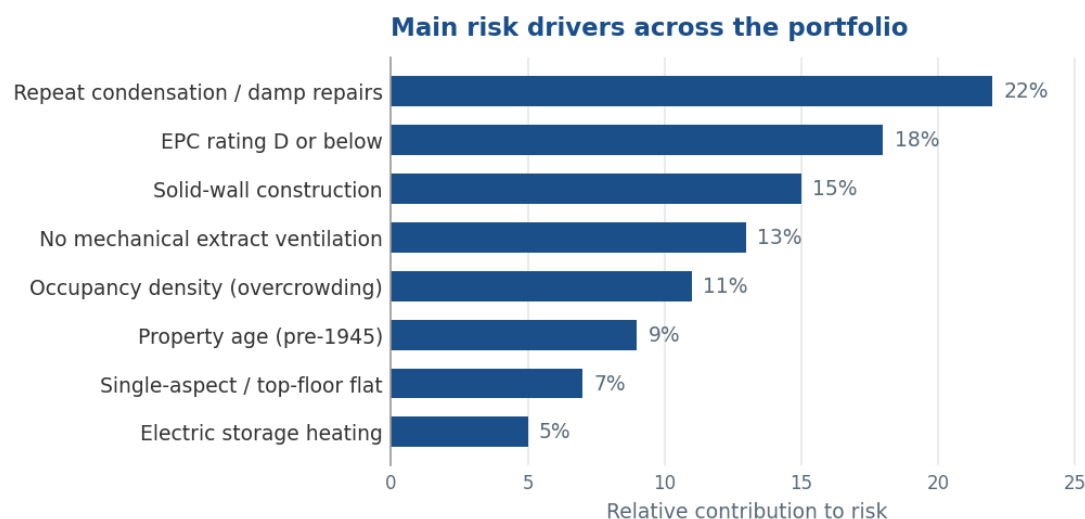
4,200 homes assessed	620 high or very high risk (15%)	210 flagged for priority inspection
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Where the risk sits



The model places most homes in the lower risk bands and concentrates attention on the minority that need it. The 210 very-high-risk homes are the priority-inspection list; the 410 high-risk homes are the next tier for planned attention.

What is driving it



Returning the drivers, not just the score, is what makes the output actionable. Here a history of condensation repairs, poor energy performance and solid-wall construction dominate, which points to where ventilation, insulation and heating interventions will have most effect.

Priority properties

The ten highest-scoring homes in the synthetic portfolio, with the primary driver and a suggested action for each. The full output covers every property in scope.

Property ref	Type	Age band	Risk score	Primary driver	Suggested action
H-04821	Mid-terrace house	Pre-1919	0.96	Repeat condensation repairs	Inspect within 7 days; assess ventilation
F-01130	Top-floor flat	1945-64	0.94	Single aspect, no extract fan	Survey; install mechanical extract
H-02934	Semi-detached house	Pre-1919	0.92	Solid wall, EPC E	Inspect; review insulation and heating
F-03307	Ground-floor flat	1965-80	0.90	Prior mould complaint	Inspect within 7 days
H-05612	End-terrace house	1919-44	0.89	Overcrowding, electric heating	Inspect; energy support referral
M-00845	Maisonette	1965-80	0.87	EPC F, no extract	Survey ventilation and heating
H-04190	Mid-terrace house	Pre-1919	0.86	Repeat repairs, north-facing	Inspect; monitor
F-02250	Top-floor flat	1945-64	0.85	Single aspect	Survey
H-01077	Semi-detached house	1919-44	0.83	Solid wall	Planned works review
F-03980	Ground-floor flat	1965-80	0.82	Prior complaint	Inspect

How to read this

Each home is scored on the likelihood of developing damp or mould, using property attributes, repairs history, stock-condition survey data and energy performance. The model also returns the principal drivers behind each score, which is what turns a score into an action. Scores are recalibrated as new data accrues.

This is a worked example on synthetic data, produced to show the format and type of insight. The figures should not be read as sector benchmarks.

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