Factsheet 3

What is adaptive ventilation and why do you need it?

Adaptive Ventilation

Adaptive ventilation is a new type of ventilation which has been designed to help eliminate the costs and health issues associated with poor or ineffective ventilation in homes. It revolves around solutions with flexible performance settings that can be tailored to varying requirements.

Adaptable airflow controls ensure that the correct and required ventilation rates are maintained whilst keeping running costs and heat loss to a minimum.

Quite simply, adaptive ventilation focuses on ensuring that installed performance can be achieved each and every time no matter what the house and situation.

In a recent discussion with a major London Housing Association, we found on one estate that a high majority of the kitchen and bathroom fans fitted were not performing correctly. At best they were under-ventilating and in some cases, due to unsuitable specification and crushed ducting, were not ventilating at all.

Another London based local authority said that '50% of reactive repairs are linked to condensation.'

Why do you need adaptive ventilation in your home?

If you had a car with one gear, which gear would you choose?

We adapt settings and speeds to deliver an outcome. We drive our cars with 5 or 6 speeds because we need them to drive effectively.

A fan is no different and many things can impact on whether it does the job it is supposed to do.

Across your housing stock you will have variations, problem properties, high occupancies, better insulation and you need to be able to choose a fan that is going to work in all of these environments – or that can be adapted to all of these situations.

If you invest time in getting it right you can help eliminate the condensation issues that responsive maintenance are dealing with.

In what situations would I need to adapt the fan settings to deliver the correct performance?

Installation

- Walls, windows and ceilings all create resistance and impact on the installed performance.
- Adapting the speed to suit the installation can eliminate under ventilation.

Occupancy Levels

- Did you know that a family of 4 can create up to 24 pints of moisture per day?!
- More people = more moisture.
- Adapting the settings can help overcome issues where high moisture levels are proving to be a problem.

Insulation Improvements

- If you insulate, you must ventilate.
- Adapting airflow after wall and loft insulation improvements can help reduce issues with condensation.

Fuel Poverty

- Poorly heated homes have a much higher probability of damp and condensation.
- Adapting the ventilation airflow rates will help ensure that the balance of ventilation and heat loss can be met.

Adaptive Ventilation is a simple and effective solution to ventilation in large numbers of housing stock – read more about the reasons why every social landlord needs it.

Download our E Book at info.greenwood.co.uk/ebookadaptive