



DATA-DRIVEN APPROACH TO DAMP AND MOULD

Grove Community Housing Association partners with Plentific and Switchee to proactively identify damp and mould risk and understand the impact of property interventions.

The client

Serving the North Belfast community through quality social housing since 1977, Grove Community Housing Association (GCHA) was established to tackle poor housing conditions that were forcing people to leave the local area.

Today, Grove continues that mission by improving existing homes, building new ones and managing 215 social housing properties for rent.

With a longstanding commitment to providing safe, comfortable and healthy homes, Grove is exploring how property data can support a more proactive approach to damp and mould and provide greater insight into the impact of remedial works. In March 2026, Grove launched a pilot with Plentific and Switchee, deploying 10 Switchee Swift devices in homes with historical or recurring damp and mould issues.

The challenge: Moving from reactive to proactive

Traditionally, visual inspections have played an important role in assessing damp and mould and evaluating remedial works. However, they provide a snapshot of conditions at a particular point in time and cannot always show whether the underlying cause of an issue has been resolved.

Grove wanted to move towards a more proactive, data-driven approach, using continuous property data to better understand damp and mould risk and provide greater visibility of what happens following an intervention.

Already using Plentific to monitor and manage its core compliance areas, the pilot provided an opportunity to combine Plentific's platform with real-time Switchee data to support Grove's approach to damp and mould.

The solution: Bringing real-time insight into existing workflows

Grove deployed 10 Switchee Swift devices in targeted homes with a history of damp and mould.

Swift continuously monitors indoor temperature and relative humidity, providing greater visibility of the environmental conditions within a home. This data feeds into the Plentific platform, where the ongoing risk of damp is categorise as High, Medium or Low, helping Grove's asset management team monitor changes over time.

Swift is designed to minimise disruption for residents. The devices were installed by Grove's internal maintenance team without drilling, and operate independently of residents' electricity or Wi-Fi. **Within 24 hours** of installation, Grove began receiving damp and mould risk calculations, providing teams with insight into conditions within the home.

The results: Understanding the impact of intervention

One property within Grove's Ayr Street development demonstrates the value of this approach in practice.

Following a report of mould growth in a bedroom, an initial physical inspection identified poor natural ventilation as a potential contributing factor. Grove provided ventilation advice and addressed the immediate mould, while choosing to investigate further.

A specialist contractor carried out a borescope inspection of the cavity walls, while Swift was installed at the end of March 2026 to monitor conditions within the home.

The survey identified **inadequate and uneven insulation** within that section of the property. A targeted cavity wall fill was subsequently approved and completed on **1 May 2026**.

Before the intervention, data consistently showed the property as being at High risk of damp and mould. Following completion of the insulation works, conditions improved and the calculated risk reduced to **Low**.

This gave Grove data-backed validation that conditions within the home had improved following the intervention and that the underlying cause of the damp had been successfully addressed.

Timeline / period	Property status and remedial activity	Mould risk level based on Switchee data
Late March - 30 April 2026	Device installed; baseline data collection; original inadequate insulation present.	High
01 May 2026	Targeted cavity wall insulation fill completed by a specialist contractor.	
02 May 2026 - Present	Post-intervention monitoring; conditions improved following insulation works.	Low

Property insights

Start date
10/07/2025

End date
10/07/2026

Mould risk



Overheating risk

Fig 1. Data validation showing risk reduction following cavity wall insulation

Looking ahead

The pilot has provided Grove with a new way to understand the impact of physical interventions and demonstrate measurable improvements within residents' homes.

Grove is now exploring further preventative applications for the technology, including monitoring a property that recently experienced a defective Mechanical Ventilation with Heat Recovery (MVHR) unit.

In the longer term, Grove wants to explore how real-time environmental data could help identify risks such as overheating and ventilation failures earlier,

before they result in visible damp or resident discomfort, with the ambition of expanding the approach across its wider housing stock.

"The integration between Switchee and Plentific means we can access property insight within the platform our teams are already using. Having that data within our existing flow of work helps us understand damp and mould risk, see the impact of our interventions and ultimately take a more proactive, data-driven approach."

Keelan McGaghran, Director of Operations, Grove Community Housing Association

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