



Magenta Living Case Study

Measurable damp & mould risk reduction using
Vericon monitoring + EnviroVent ventilation

01242 582 555

www.vericonsystems.com

hello@vericonsystems.com

@vericonsystems

Unit 5, Churchill Industrial Estate,
Churchill Rd, Cheltenham GL53 7EG

Magenta Living Case Study — Executive Summary

13th Nov (EnviroVent install) | Comparison: 1st–13th Nov (pre) vs 14th–30th Nov (post)

Key message: EnviroVent delivered the intervention. Vericon proved the outcome

Baseline → Install → Verified improvement

Save money

- Target interventions where risk is measurable and verify outcomes post-install.
- Reduces likelihood of repeat remedials and costly escalation.

Save work

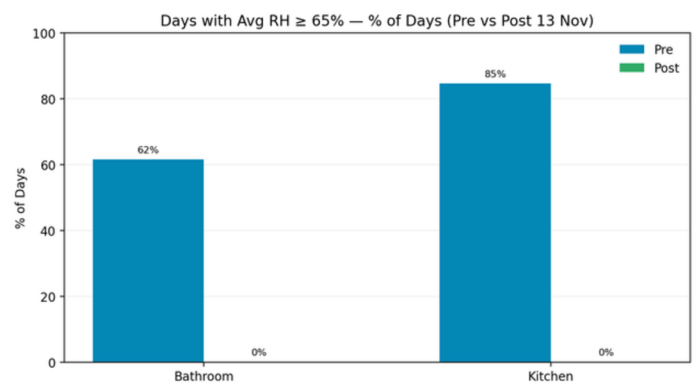
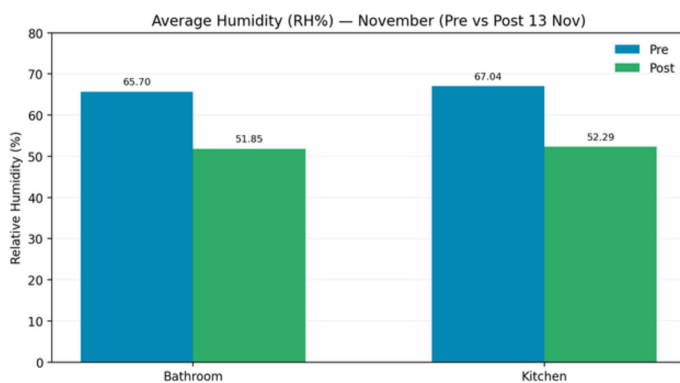
- Baseline + post-install verification reduces repeat investigations.
- Faster triage and simpler reporting with an audit-ready evidence trail.

Resident benefit

- Improved wet-room conditions support lower condensation risk and comfort.
- Data-led communication reduces dispute and improves engagement.

Compliance confidence

- Supports Awaab's Law-aligned delivery: identify → act → evidence outcomes.
- Ongoing monitoring flags recurrence and supports governance reporting.



Risk-frequency proof (simple, defensible)

Bathroom: 8/13 pre - 0/17 post | Kitchen: 11/13 pre - 0/17 post



**BCM
Gateway**



**MultiDOT
Sensors**



**Cloud analytics
& dashboards**



**Evidence trail
& governance**

Beyond damp & mould: unlocking the Vericon ecosystem at Magenta Living

We provide an integrated ecosystem, BCM gateway, MultiDOT sensors and cloud analytics, that turns property conditions and asset performance into actionable workflows: early risk detection, targeted interventions, verified outcomes and automated evidence for compliance and governance.

This case study shows that approach in action: Magenta Living used Vericon's heating and environmental management monitoring to establish baseline risk, then validated a targeted EnviroVent intervention with measurable outcomes—unlocking a pathway to expand into the wider Vericon ecosystem.

The case study

- **Client:** Magenta Living
- **Property:** 3-bed house with 4 occupants + 1 pet; gas heating; double glazing
- **Objective:** Prove, with data, whether targeted ventilation reduces conditions associated with damp and mould risk.
- **Deployment:** Vericon monitoring already in place with a BCM connected to the boiler and MultiDot temperature/humidity sensors in Kitchen, Bathroom, Bedroom 1 and Dining Room.
- **Intervention:** EnviroVent Infinity fans installed in Bathroom and Kitchen on 13th November.
- **Comparison periods:** Pre: 1st–13th November vs Post: 14th–30th November

Why Vericon (Compliance & Validation)

Ventilation upgrades can reduce humidity, but without continuous monitoring, you lose the ability to:

- Get a qualified risk rating to prioritise disrepair works by severity
- Separate “ventilation issue” from “heating pattern / cold home / system fault”
- Identify inconsistent use of extraction
- Identify recurring activities that detrimentally affect environmental conditions
- Evidence improvement post-install, including pre and post photographic evidence, for audit, complaints and regulatory scrutiny
- Maintain outcomes over time (fan failure, behaviour drift, seasonal change)

In this project, **EnviroVent delivered the intervention. Vericon delivered the evidence layer and governance trail:** baseline → intervention date → verified outcome → ongoing oversight.

Survey evidence (why this home needed action)

- EnviroVent survey identified condensation risk drivers and ventilation constraints (including non-opening windows in multiple rooms).
- High occupancy (4 occupants) and a pet increase moisture load, making effective extraction critical in wet rooms.
- Continuous monitoring matters because a point-in-time inspection can miss daily peaks and sustained humidity patterns.

The challenge

Magenta Living wanted evidence-led assurance that ventilation upgrades would genuinely improve internal conditions—not just appear effective on a single inspection day. To prove performance, the project needed baseline (“before”) data and measured outcomes (“after”).

The approach

- **Baseline monitoring** captured daily humidity patterns in key rooms, especially moisture-generating spaces (kitchen/bathroom).
- EnviroVent installed Infinity extract fans on **13th November** (kitchen + bathroom).
- **Post-install monitoring** quantified improvement and created an evidence trail that can be used for governance and reporting.

Results (November: pre vs post install)

EnviroVent delivered the intervention. Vericon proved the outcome.

A clear step-change improvement in humidity occurred after installation **despite lower average temperatures**, which would typically increase condensation risk, providing additional evidence of fan performance.

Bathroom

- **Average humidity: 65.70% → 51.85% (21% reduction)**
- Days with average relative humidity $\geq 65\%$: 8/13 days pre → 0/17 days post
- **Average daily minimum RH: 59.47 → 45.87 (22.9% reduction)**

Average daily maximum RH: 76.35 → 64.06 (16.1% reduction) and reported as reduced to **Low Risk** post-install

Highest/lowest markers also improved (e.g., peak reduced; lowest post-install notably lower), indicating stronger moisture removal capacity.

Kitchen

- **Average humidity: 67.04% → 52.29% (22% reduction)**
- Days with Avg RH \geq 65%: 11/13 pre → 0/17 post
- **Average daily minimum RH: 62.28 → 45.23 (27.4% reduction)**

Average daily maximum RH: 73.64 → 62.00 (15.8% reduction) and reported as reduced to **Low Risk** post-install

Peak events reduced (kitchen post-install peak recorded around 70%), while noting results can reflect occupant usage patterns.

Beyond damp & mould: heating intelligence via the same gateway

Alongside humidity and temperature, Vericon's heating control module captures key boiler and heating system signals throughout the month — including CH flow and return temperatures, DHW flow, system pressure, and boiler modulation. This matters because damp and mould are directly linked to humidity and temperature; extremes in either can push conditions to the dew point, causing condensation and creating potentially harmful environments.

What this unlocks operationally

- **Faster root-cause triage:** humidity risk with heating context (e.g., under-heating patterns vs moisture generation)
- **Earlier maintenance triggers:** pressure anomalies and unusual modulation patterns can indicate emerging issues before failure
- **Better governance:** one platform showing environment + heating performance strengthens decision-making and evidence packs
- **Support** options for residents unable to heat their homes

This is the difference between *installing* products and *running an evidence-led property management model*.

How this saves money

By reducing sustained humidity and peak moisture events in the highest-risk rooms, landlords significantly lower the likelihood of damp and mould escalating — and avoid the expensive cycle it drives: repeat treatments, repeat visits, rework, and increasingly serious remedials.

With budgets under ever-increasing pressure and the costs of disrepair continuing to rise, identifying issues early and acting on verified evidence is the most cost-effective strategy available. The key commercial advantage of Vericon's monitoring is that it helps teams target spend where it will make a measurable difference — and then confirm that those interventions actually delivered improvement — rather than relying on assumptions or blanket, untargeted investment.

How this saves work

Instead of repeated investigations and “trial and error,” teams get:

- Baseline evidence to justify action
- Post-install verification to confirm performance
- A simple data trail that supports faster triage, fewer repeat inspections, and easier internal reporting, this reduces manual workload and improves “right-first-time” decision-making.

How residents benefit

Lower humidity in the non-habitable, such as bathrooms and kitchens, reduces condensation risk and supports a more comfortable home environment. Monitoring also supports clearer communication with residents—what's being done, why it's being done, and whether it worked— based on measured evidence.

How they stay or become compliant

This creates a defensible governance trail:

Risk indicators → targeted intervention → verified outcome → ongoing monitoring

That's the core of compliance-grade damp/mould management: not just responding, but being able to evidence actions and outcomes consistently.

Awaab's Law relevance

Earlier risk identification (before complaints escalate)

Continuous room-level monitoring highlights sustained elevated humidity and repeated peaks in moisture-generating rooms—providing earlier visibility of conditions associated with damp and mould risk, rather than relying solely on point-in-time inspections.

Targeted intervention (right action, right home)

By establishing a “before” baseline, landlords can justify targeted ventilation improvements where the data indicates risk, focusing resources where they’re most likely to reduce hazard conditions.

Proof of action and effectiveness (audit-ready evidence)

The installation date (13th Nov) and the measured step-change in post-install humidity provide a clear evidence trail:

Baseline → intervention → verified outcome

This supports governance, internal reporting, and defensible decision-making if actions are challenged.

Ongoing oversight (preventing recurrence)

Monitoring doesn’t stop at installation. Ongoing data helps ensure measures continue to perform, flags abnormal patterns, and supports resident communication and guidance where behaviour or occupancy patterns influence outcomes.

Important note: This case study demonstrates how monitoring and intervention can support an Awaab’s Law-aligned, evidence-led approach to damp and mould management.

Magenta’s damp & mould investment becomes an ecosystem platform

Magenta Living’s current deployment (BCM + MultiDOT’s) is not a single-use damp and mould tool, it’s the foundation for the wider Vericon ecosystem.

Next-step expansion options

- **HomeHub:** resident engagement, multilingual messaging, read-receipt audit trails, guided self-help and in-property insights (reducing inbound contact and improving case control).
- **AutoFill:** intelligent system pressure management (move from reactive “loss of pressure” visits to proactive control).
- **PowerSense:** electrical consumption insight to support energy management and targeted interventions.

Future-ready: you can also position that EnviroVent’s roadmap includes a connected fan intended to integrate into the Vericon ecosystem (subject to release timeline), turning ventilation into another measurable, managed asset within the same platform.

Carl Traynor, Compliance Manager (Electrical) at Magenta Living explains:

“When considering the different pilots, we’d already undertaken, the learning we’d gained and how we wanted to focus on protecting and supporting our customers around damp, mould and condensation we wanted to select a partner to enter the next phase in our ‘Internet of Things’ solution. Vericon has performed brilliantly giving us live data and insights on targeted properties. Their collaboration with other manufacturers gathering insight on boilers, ventilation and smoke detection has further enhanced our solution. Our aim is to have remote visibility of multiple types of device and fixed equipment on the same dashboard. This makes us proactive rather than reactive and Vericon helps us do that.

The ease of installation and ongoing support from them are huge plus points too. We’re looking forward to rolling out more devices and interacting not just with environmental sensors but boilers, ventilation and smoke detection as well, making sure we’re able to support our customers to live safely in their homes.”

envirovent.

EnviroVent is a UK-based leader in the design, manufacture, and installation of low-energy, sustainable domestic ventilation systems aimed at improving indoor air quality and reducing condensation and mould. With over 35 years of experience, the company offers award-winning solutions for homes, landlords, and social housing providers, supported by a nationwide network of qualified engineers

vericonsystems.com/envirovent-partnership

