

Communicating with Comhar Housing

Did you know that Comhar Housing have launched a new website where you can find information about your housing estate, log a repair and use the Tenant portal?

Make sure and check it out: <https://www.comharhousing.ie/>

Comhar have a text alert system that can keep you informed when planned maintenance is taking place and let you know when community meetings, events are taking place. If you wish to be added or have a new contact number that you would like to be added to our text alert system, just contact us: enquiries@comharhousing.ie or 01-6964570.



Newsletter

Comhar Housing

Issue 11

Winter 2025

Ventilation For Your Home

Demand Controlled Ventilation

Your home has a special type of ventilation system known as a 'Demand Controlled Ventilation' (DCV) system. This system helps to ensure you have a healthy indoor environment by removing stale and humid air from your home and introducing fresh air in a controlled manor. This will ensure that your home will be free from condensation, which can cause issues with mould and other problems associated with poorly ventilated homes.

Why is this system needed?

Your home is very energy efficient, which includes the removal of draughts which may otherwise have been experienced in some older homes. Humid air is produced from normal indoor activities such as bathing and showering, cooking, washing clothes and breathing. A ventilation system is therefore needed to remove this humid air and provide you with fresh air.



How does it work?

A centralised fan draws stale and humid air from the bathrooms and kitchen of your home via extract grills in the ceiling. Extracting stale and humid air from these rooms creates a very slight pressure difference in the property whereby fresh air is drawn into the property in a controlled manor via air inlets, or vents, which are in the walls of the living rooms and bedrooms in your home.



Your wall vents can be adjusted to '0', which means they are closed, or '1' which means they are open and will adjust depending on the humidity of your home

Cleaning and Maintenance

We would recommend that on a regular basis you dust the wall vents and extract vent in your bathroom and kitchen. Maintenance will be carried out by a contractor, typically on an annual basis, which involves checking that the system is operating correctly and carrying out a more extensive clean of the system as part of the household inspections.

Comhar Housing
Churchwell Gardens, Belmayne,
Dublin 13, Ireland

Call Us
01 - 696 4570

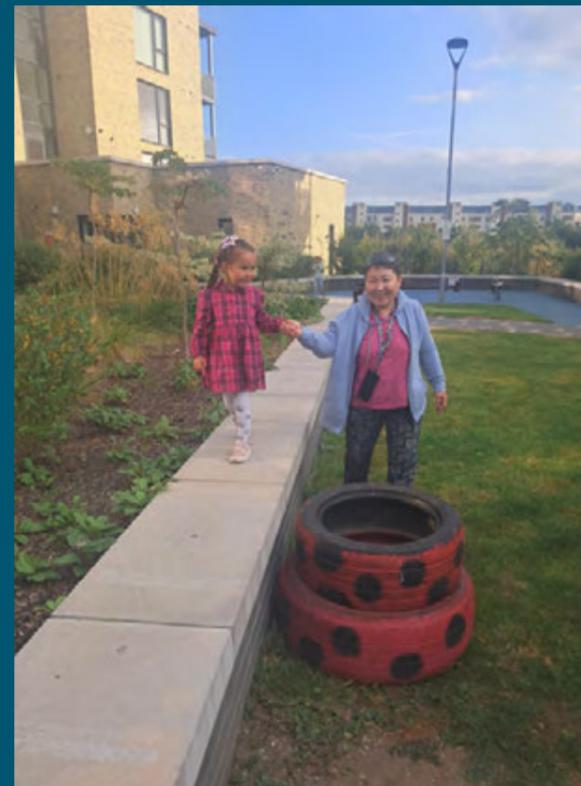
Email Us
enquiries@comharhousing.ie

www.comharhousing.ie

Welcome

Welcome to the Winter edition of our Comhar Housing Newsletter. In this issue there is information about ventilation, tips to ensure you take fire safety precautions over the festive season and maintenance tips and advice.

Our Community Events



COMHAR HOUSING



Maintenance Tips & Advice

If a repair is Comhar Housing's responsibility, please report it to Comhar Housing Services Centre as soon as you notice it needs attention. If you are unsure about what items are Comhar Housing responsibility please do not hesitate to contact Comhar Housing Service Center for assistance.

We would like to remind tenants there are a number of maintenance items which are your responsibility. This includes fixing broken windows, and any damage to the fixtures, fittings or structure of the Dwelling, maintenance or garden fencing or plot. These items should be repaired by the tenant without delay and when repaired by Comhar Housing the costs may be recharged to you.

Over 1,400 Response Repairs completed in 2025

Christmas Tree Advice

If you choose a real tree, use it with a base that allows for watering of the tree. This will keep the tree hydrated, greener, shed less, and last longer and more resistant to fire.

- Use low-energy, low-heat LED Christmas tree lights. Never use candles.
- Before putting up lights, check all the wiring for fraying, kinks or broken connections.
- Throw the lights out if you find any.
- Don't overload sockets and avoid the use of extension leads.
- Unplug lights when you go to bed or go out.
- Don't use timer switches.
- Don't place a candle on a television or other surfaces, such as plastic or fibreglass.
- Never place a real candle in or near a real Christmas Tree.
- Never leave a candle burning when you leave a room. Not even for a moment.
- Do not overload sockets. Keep cables tidy and avoid a trip hazard



Boiler not working

- Check boiler is switched on.
- Check thermostats in rooms of the property are turned up to the correct level.
- Reset the boiler by turning it off and back on again after 5 minutes.
- Please make sure if you have a prepaid meter installed you have enough credit to run the boiler.
- If credit is low the boiler may lock out and require an Engineer to restart it and this could mean you're recharged the costs of the visit!

Out & About

- Turn off the mains water under the sink.
- Try to contain the leak by putting a container under the leaking pipe if able to do so.
- Try to contain water damage by cleaning up excess water.
- Call the service center for assistance on 01 6964570.

What to do if you smell gas?

- Ensure gas appliances are turned off and have not been left on and unlit.
- Don't smoke or use a naked flame.
- Don't unplug or switch anything electrical on or off.
- Open windows and doors.
- If the smell persists turn off the gas at the meter.
- Call the 24-hour Emergency Line at 1850 20 50 50 no matter who your gas supplier is.
- If you can't get through, dial 999 / 112.
- Do not use a phone in the immediate area of the leak, use a neighbour's or call from outside.
- If you smell gas on the street, call 1850 20 50 50 immediately. Do not assume that someone else will.

Winter Safety

With the days shortening and the weather cooling, now is an important time to remind you of the importance of staying safe in your home this winter

Windows

For your safety, your family's safety and that of other residents in the scheme we advise that window restrictors remain engaged. The restrictor should only be disengaged so the window can be opened fully for maintenance purposes. Following maintenance or cleaning you should ensure the restrictor is once again fully engaged.

Never leave a window in a fully open, or a reversed cleaning position - not even for a second. This will also help ensure the security of your property and reduce the risk of anything falling from the window.

Doors

We also remind tenants that patio and balcony doors are not to be left open in windy conditions even with the locking mechanism engaged to help hold the door open. If the door is forced closed or opened by wind it could cause damage to the glass or other components of the door.

If you have any queries do not hesitate to contact Comhar Housing Service Centre on 016964570.



Fire Safety in the home

Please ensure the fire blanket is hanging on the wall in a prominent location in the kitchen.

If you do not have a fire blanket, please contact the Customer Service Centre and we will arrange to have one fitted without delay.

Smoke Detectors are fitted in all properties.

Please contact Customer Service Centre if any are missing/not working.

An artificial tree is safer than a real tree as it is fire resistant.

Check for a genuine CE mark when you are buying.

If you choose a real tree, use it with a base that allows for watering of the tree. This will keep the tree hydrated, greener, shed less, and last longer and more resistant to fire.

Community Corner

People from all around the world celebrate Christmas in lots of different ways. Have a look at these festively fun Christmas facts from around the world: :

1. People in Japan eat fast-food chicken on Christmas day. In Japan, it is a tradition to eat fast-food chicken on Christmas day!
2. Father Christmas is called lots of different names all around the world. In Germany, he is called Kriss Kringle, La Befana in Italy, Pere Noel in France and Deushka Moroz (which means Grandfather Frost) in Russia.
3. Christmas used to be banned in Scotland. Christmas was banned in Scotland by the Scottish Scrooge John Knox (who believed that only dates written in the bible should be celebrated - Christmas day was not one of them).
4. In Scotland, Christmas officially became a public holiday 1958 (a public holiday is a day where you do not need to go to work). Instead of Christmas, Scotland had the festival of Hogmanay that they celebrated on New Year's Eve - a festival that is still enjoyed in Scotland today.
5. In America, they play a game of 'hide the pickle'. An American tradition where a glass pickle is hidden somewhere in a Christmas tree and an extra present is given to the child who finds it on Christmas Day. For many years, people thought the tradition began in Germany, but it seems no one can agree where this tradition began. One story is that Santa saved two children who had got stuck in a barrel that was used to keep pickles (gher-kins). Although, when asked, Santa cannot recall this ever happening on his journeys around the world. Although he does remember delivering a pickle as a present once! Whatever the story, it's a fun little tradition that many Americans still enjoy to-day.
6. In Peru, they celebrate Christmas day on Christmas Eve. La Noche Buena (the good night) is the main day of celebrations in Peru. After Church, they go home to enjoy a yummy feast, open their presents and stay up until midnight.
7. In Sweden, they leave a coffee for Santa instead of cookies. Seeing as though Father Christmas gets to eat a lot of sweet things on his journey around the world on Christmas eve, Swedish children leave him some coffee to give him more energy.