

Building Safety &  
Construction Division

Minister Rowley  
Minister of State for Housing, Planning  
and Building Safety

**Philip White**

*Director of Building  
Safety*

Sent by Email

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Date: 7<sup>th</sup> May 2024

Dear Minister Rowley,

Thank you for your letter of 7<sup>th</sup> May regarding the research recently published by the Building Safety Regulator on moisture risks from spray foam insulation. This research is produced in line with our duties under Section 5 of the Building Safety Act 2022 to keep the safety and standards of buildings under review and is a continuation of work commenced in DLUHC.

I agree that this research should not be used in place of the existing protocols and structured assessment processes currently endorsed by the insulation, lending, and surveying communities. The research necessarily evaluates a finite number of specific scenarios and is based on theoretical modelling rather than observation. The findings are not intended to serve as a guide for the installation of spray foam or an assessment of current practices, or for surveying properties where such insulation is already in place.

The modelling in the research indicated that there are many situations where moisture risks are likely to be low, including when installations are made in line with BS 5250:2021. However, the research also indicated that there is a potential for risks to develop in a number of situations. Increased levels of risk were identified when insulation was applied directly to roof tiles, in some of the scenarios when it was applied directly to high resistance underlay without an air and vapour control layer present, and when any pre-existing ceiling level insulation was not removed prior to the application of spray foam at rafter level.

Moisture risks in roofs are dependent on the specifics of the roof assembly, temperature and humidity conditions. As only a finite number of specific scenarios were modelled, the results should not be interpreted as indicating that all applications of these types will lead to increased risk, though the research does highlight some scenarios where risks may be more likely to occur. One other piece of research into this material is yet to complete, and I will make sure that you are kept informed of future findings. The Building Safety Regulator will also provide you with any recommendations based on the research.

Yours Sincerely,



**Philip White**  
*Director of Building Safety*