

Awaab's Law

Awaab's Law, introduced in July 2023 as part of the Social Housing (Regulation) Act, mandates social landlords to investigate and address reported health hazards within specific timeframes. The law is a lasting legacy to two-year-old Awaab Ishak, who tragically died after being exposed to mould at his Rochdale home in December 2020.

The requirements coming into force on 27th October 2025 are as follows:

- If a social landlord becomes aware of a potential damp and mould hazard in a social home, they must investigate within 10 working days to ascertain if there is a hazard.
- The landlord must provide residents with a written summary of the investigation findings within three working days of the investigation concluding.
- If it is found that the damp and mould hazard poses a significant risk of harm to the health or safety of a resident, the social landlord must make the property safe (using temporary measures if necessary) within five working days of the investigation. Supplementary work needed to prevent serious hazards reoccurring must be completed within 12 weeks and overall repair works must be completed within a reasonable time period.
- In an emergency situation, the social landlord must investigate and action any emergency repairs as soon as reasonably practicable and, in any event, within 24 hours.
- If the property cannot be made safe within the specified timescales for Awaab's Law, then the social landlord must offer to arrange for the residents to stay in suitable alternative accommodation, at the social landlord's expense, until it is safe to return.
- Landlords must keep clear records of attempts to comply with these requirements, including records of all correspondence with the resident(s) and any contractors. If the landlord is unable to meet these requirements for reasons beyond their control, they will be expected to provide a record of the reasons that prevented them from doing so.

In 2026, requirements will expand to a wider range of hazards beyond damp and mould. This will include excess cold and excess heat, falls, structural collapse and explosions, fire and electrical hazards, and domestic and personal hygiene and food safety.

Then in 2027, the requirements of Awaab's Law will expand to apply to the remaining hazards as defined by the Housing Health and Safety Rating System (HHSRS), where they present a significant risk of harm, but excluding overcrowding.