

# Can Social Landlords Delegate Awaab's Law Responsibilities to Contractors?

**Social landlords cannot fully delegate their responsibilities under Awaab's Law to contractors. While contractors may assist in implementing necessary measures, the ultimate accountability for ensuring safe and habitable living conditions remains with the landlord.**

## **Understanding Awaab's Law and Its Implications**

Awaab's Law, named after Awaab Ishak, a two-year-old who tragically died due to mould exposure in his home, mandates that social landlords in the UK address damp and mould issues promptly. The law emphasises the landlord's duty to ensure safe living conditions, particularly in social housing.

The legislation requires landlords to:

1. Respond to reports of damp and mould within specific timeframes.
2. Conduct thorough inspections to identify the root causes.
3. Implement effective solutions to prevent recurrence.

While contractors may be engaged to carry out repairs or install ventilation systems, the landlord retains legal responsibility for compliance.

## **The Role of Contractors in Addressing Damp and Mould**

Contractors play a crucial role in supporting landlords to meet Awaab's Law requirements. Their responsibilities may include:

- Conducting property inspections to identify damp and mould issues.
- Installing or upgrading ventilation systems, such as Mechanical Ventilation with Heat Recovery (MVHR) or Decentralised Mechanical Extract Ventilation (dMEV).
- Carrying out repairs to eliminate mould and improve air quality.

However, contractors act as agents of the landlord, and their work must be overseen to ensure it meets legal standards. Landlords must verify that contractors are qualified, experienced, and capable of delivering effective solutions.

## **Legal Accountability and Best Practices**

Social landlords must adopt a proactive approach to fulfil their obligations under Awaab's Law. Key steps include:

1. **Regular Inspections:** Schedule routine checks to identify and address potential damp and mould issues before they escalate.
2. **Effective Communication:** Maintain clear communication with tenants to encourage reporting of problems and ensure timely responses.
3. **Quality Assurance:** Monitor contractor performance to ensure work meets regulatory standards and effectively resolves issues.
4. **Education and Awareness:** Educate tenants on preventing condensation and mould through

proper ventilation and heating practices.

## **The Importance of Ventilation Systems**

Proper ventilation is essential in preventing damp and mould. Systems like MVHR and dMEV provide controlled airflow, reducing moisture levels and improving indoor air quality. For example:

- **MVHR Systems:** Ideal for new builds, these systems recover heat from extracted air, reducing energy costs while maintaining ventilation.
- **dMEV Systems:** Suitable for retrofits, these systems offer continuous extraction in high-moisture areas like bathrooms and kitchens.

Landlords must ensure that ventilation systems are correctly installed and maintained to meet Awaab's Law requirements.

**Take Action Now: Ensure Your Properties Comply with Awaab's Law and Provide Safe, Healthy Homes for Tenants.**