

# How Does Awaab's Law Address Tenant Health Risks from Substandard Housing?

**Awaab's Law mandates landlords to address hazards like damp and mould within strict timelines, ensuring tenants live in safe and healthy conditions. Failure to comply can result in legal action, empowering tenants to hold landlords accountable for substandard housing. This legislation aims to prevent health risks such as respiratory issues, particularly in vulnerable populations like children.**

## **The Context and Purpose of Awaab's Law**

Awaab's Law was introduced following the tragic death of two-year-old Awaab Ishak, who suffered severe health complications due to prolonged exposure to mould in his family's rented home. This case exposed systemic failures in addressing housing hazards, particularly in social housing. The law, part of the Social Housing Regulation Act, sets clear expectations for landlords to rectify issues promptly, prioritising tenant health and safety.

## **Key Provisions of Awaab's Law**

1. **Timely Repairs:** Landlords must address hazards like damp and mould within seven days of being notified.
2. **Health Assessments:** Landlords are required to assess the health risks posed by substandard conditions, particularly for vulnerable tenants.
3. **Tenant Empowerment:** Tenants can escalate complaints to the Housing Ombudsman if landlords fail to act, ensuring accountability.
4. **Preventative Measures:** Landlords must implement proactive strategies, such as improving ventilation, to prevent hazards from recurring.

## **The Health Risks of Substandard Housing**

Substandard housing, particularly damp and mould, poses significant health risks. Exposure to mould can exacerbate respiratory conditions like asthma, increase the risk of infections, and even lead to neurological issues. Children and the elderly are particularly vulnerable. Awaab's Law aims to mitigate these risks by ensuring landlords take swift action to rectify hazards, thereby improving living conditions and reducing health disparities.

## **Challenges and Criticisms**

While Awaab's Law is a significant step forward, it is not without challenges. Critics argue that it places additional burdens on already stretched social housing providers. Some landlords may struggle to meet the strict timelines due to resource constraints. Additionally, the law's effectiveness depends on tenants being aware of their rights and willing to report issues, which may not always be the case.

## **The Role of Ventilation in Preventing Hazards**

Proper ventilation is crucial in preventing damp and mould, the primary hazards addressed by Awaab's Law. Mechanical ventilation systems, such as those offered by VENTI, provide continuous airflow, reducing moisture levels and improving indoor air quality.

## **Practical Steps for Landlords**

1. **Regular Inspections:** Conduct routine checks to identify and address potential hazards early.
2. **Invest in Ventilation:** Install systems like ARIA or FLUXO to ensure adequate airflow in high-moisture areas.
3. **Educate Tenants:** Provide guidance on maintaining ventilation systems and reducing moisture levels in the home.
4. **Collaborate with Experts:** Partner with companies like VENTI for tailored solutions and professional installations.

## **The Broader Implications of Awaab's Law**

Awaab's Law is not just about addressing immediate hazards; it's about fostering a culture of accountability and care in the housing sector. By prioritising tenant health, the law sets a precedent for future legislation, encouraging landlords to view housing as a fundamental right rather than a commodity.

**Take action today to ensure your property meets the highest standards of safety and ventilation - because everyone deserves to breathe clean air.**