

# What Budget Adjustments Are Needed to Meet Awaab's Law Requirements?

To comply with Awaab's Law, landlords and housing providers must allocate funds for improving ventilation, addressing damp and mould, and ensuring timely repairs. This includes investing in mechanical ventilation systems, conducting property inspections, and training staff to identify and resolve issues swiftly. Budgets should also account for retrofitting older properties to meet modern ventilation standards.

## **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 landlords must address damp and mould issues promptly. The law emphasises the importance of ensuring safe and habitable living conditions, particularly in social housing. For housing providers, this means re-evaluating budgets to prioritise ventilation, maintenance, and tenant safety.

## **Key Budget Adjustments for Compliance**

### **1. Investment in Mechanical Ventilation Systems**

Mechanical ventilation systems, such as Mechanical Ventilation with Heat Recovery (MVHR) or Decentralised Mechanical Extract Ventilation (dMEV), are essential for improving indoor air quality. These systems reduce condensation and damp by continuously extracting moist air and introducing fresh, filtered air.

- **Cost Estimate:** Installing MVHR systems in a typical UK home costs between £2,000 and £4,000, depending on the property size and system type.
- **Action Plan:** Prioritise properties with existing damp issues or those in high-humidity areas like kitchens and bathrooms.

### **2. Retrofitting Older Properties**

Many older properties lack adequate ventilation, making them prone to damp and mould. Retrofitting these homes with modern ventilation solutions is crucial.

- **Cost Estimate:** Retrofitting costs vary but typically range from £1,500 to £3,500 per property.
- **Action Plan:** Conduct a thorough assessment of older housing stock to identify properties in need of upgrades.

### **3. Regular Property Inspections and Maintenance**

Proactive inspections can prevent damp and mould from becoming severe issues. Budgets should include funds for routine checks and maintenance.

- **Cost Estimate:** Annual inspection costs average £100–£200 per property.
- **Action Plan:** Schedule quarterly inspections for properties with a history of damp or mould.

#### 4. Staff Training and Awareness

Training staff to identify and address damp and mould issues promptly is essential. This includes educating tenants on preventing condensation and maintaining good ventilation.

- **Cost Estimate:** Training programmes cost approximately £500–£1,000 per session.
- **Action Plan:** Develop comprehensive training modules for maintenance teams and tenant education initiatives.

#### 5. Emergency Repairs Fund

Awaab's Law requires landlords to act swiftly when damp and mould issues are reported. Allocating a dedicated emergency repairs fund ensures timely responses.

- **Cost Estimate:** Set aside £500–£1,000 per property annually for emergency repairs.
- **Action Plan:** Establish clear protocols for handling tenant complaints and prioritising urgent repairs.

### Data-Driven Insights

According to the UK Housing Health and Safety Rating System (HHSRS), over 1.5 million homes in England suffer from damp and mould issues. Addressing these problems requires significant investment, but the long-term benefits—improved tenant health, reduced repair costs, and compliance with regulations—far outweigh the initial expenditure.

### Long-Term Benefits of Budget Adjustments

Investing in ventilation and damp prevention not only ensures compliance with Awaab's Law but also enhances tenant well-being and reduces maintenance costs. Improved air quality leads to healthier living environments, fewer health-related complaints, and increased tenant satisfaction.

**Take immediate action to prioritise ventilation and damp prevention in your housing portfolio—ensure compliance with Awaab's Law while fostering healthier, safer homes for your tenants.**