

What is Awaab's Law?

Awaab's Law (stemming from the Social Housing (Regulation) Act 2023) introduces enforceable time limits for social landlords in England to investigate and remedy dangerous damp and mould (first phase) and, over later phases, a wider set of housing health and safety hazards. From 27 October 2025 (phase 1) landlords must rapidly triage reported issues, investigate emergency and significant damp and mould hazards within prescribed working-day limits, act on confirmed emergencies within 24 hours, complete safety works to significant hazards to set deadlines, provide written investigation summaries, and where necessary secure suitable alternative accommodation while works proceed. Phased expansion in 2026 and 2027 will extend the same framework to additional hazards. The regime creates a contractual obligation implied into tenancy agreements, enabling tenants to enforce compliance through the courts alongside regulatory and Ombudsman routes.

Awaab's Law press release (Government announcement - 6 Feb 2025)

- Law coming into force from October 2025 to compel social landlords to investigate and fix dangerous damp and mould within set timescales.
- Mandatory completion of emergency hazard repairs (including emergency damp/mould situations) within 24 hours; failure risks court action.
- Phased approach: 2025 focus on damp and mould plus emergency hazards; 2026 extension to wider high-risk hazards (e.g. excess cold/heat, falls, structural, fire, electrical, hygiene); 2027 extension to remaining HHSRS hazards (excluding overcrowding).
- Purpose: lasting legacy of Awaab Ishak's death; drive transformational improvement in safety and quality of social housing.
- Signals future intention to consult on extending protections (e.g. to private rented sector, Decent Homes Standard refresh, electrical safety checks).

Draft guidance for social landlords (Non-statutory draft - 25 Jun 2025)

- Confirms Regulations (Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025) intended to commence 27 Oct 2025, applying first to emergency hazards and damp/mould hazards posing significant risk.
- Sets operational definitions and workflow: awareness, triage, categorisation, investigation, communication, remediation, prevention, and enforcement context.
- Prescribed time limits (phase 1):
 - Investigate potential emergency hazards and, if confirmed, take relevant safety action as soon as reasonably practicable and within 24 hours.
 - Investigate potential significant (non-emergency) damp/mould hazards within 10 working days.
 - Provide written investigation summary to named tenant within 3 working days of investigation conclusion.
 - Undertake relevant safety work within 5 working days post-investigation where a significant hazard is identified.
 - Begin (or take steps to begin) further required works within 5 working days; if not possible, start physically within 12 weeks; complete within a reasonable period.
- Duty to secure suitable alternative accommodation at landlord expense where required for safety or while critical works proceed.
- Clarifies distinction between legal obligations (must) and good practice (should/may); urges preparation for 2026 and 2027 hazard scope expansions.
- Emphasises complementary existing duties: fitness for human habitation, disrepair, Decent

Homes Standard, Regulator's Safety and Quality standard; tenants retain other redress avenues (complaints, Housing Ombudsman, courts).

(Context) Social Housing (Regulation) Act 2023 and professional commentary

- Act provides enabling power inserting implied contractual term requiring compliance with prescribed requirements (Awaab's Law) and strengthens proactive consumer regulation.
- Enhances tenant rights to information, safety, redress, and regulator enforcement toolkit (e.g. inspections, performance improvement plans, fines).
- Legal and sector analyses highlight need for governance readiness: data capture, triage protocols, record-keeping, resource planning, supply chain readiness, and alternative accommodation frameworks ahead of phased hazard expansion.