

What steps should contractors take to meet Awaab's Law requirements for damp and mould remediation?

Contractors must act swiftly to comply with Awaab's Law by conducting immediate risk assessments, addressing emergencies within 24 hours, investigating hazards within 14 days, and implementing long-term fixes like improved ventilation. Partnering with specialists such as VENTI ensures compliance through advanced treatments like MAXAM Pura+ and continuous monitoring via COSIE Homes.

Understanding Awaab's Law and Its Implications

Awaab's Law, effective from October 2025, mandates social landlords and contractors to remediate damp and mould hazards within strict timeframes. Failure to comply risks legal penalties and endangers tenant health. The law specifies:

- **24-hour fixes** for emergencies (e.g., severe mould posing immediate health risks).
- **14-day investigations** to identify root causes.
- **Clear timelines** for permanent remediation.

Step-by-Step Guide for Contractors

1. Conduct Immediate Risk Assessments

Begin with a thorough inspection to classify hazards as *emergency* or *non-emergency*. Use tools like moisture meters and thermal imaging to detect hidden damp. For emergencies (e.g., toxic mould in bedrooms), repairs must start within **24 hours**.

VENTI Insight:

Install COSIE Homes monitors to track humidity and temperature in real time. These devices alert teams to risks before mould becomes visible, enabling proactive interventions.

2. Emergency Remediation: Act Within 24 Hours

For urgent cases, prioritise:

- **Safe mould removal:** Use non-toxic treatments like VENTI's MAXAM Pura+, which encapsulates spores and prevents regrowth.
- **Temporary fixes:** Install dehumidifiers or seal leaks to mitigate risks while planning permanent solutions.

Data Point:

60% of mould-related hospitalisations stem from delayed remediation. Speed is critical.

3. Investigate Root Causes Within 14 Days

Awaab's Law requires landlords to identify the source of damp within two weeks. Common culprits

include:

- **Faulty ventilation** (e.g., broken extractor fans).
- **Structural issues** (e.g., damaged gutters or rising damp).
- **Occupant behaviour** (e.g., inadequate heating or airflow).

VENTI Solution:

Deploy FLUXO or AUREN ventilation systems to ensure continuous airflow, addressing condensation at its source.

4. Implement Long-Term Remediation Strategies

- **Upgrade ventilation:** Install mechanical systems like VENTI's ARIA (DMEV), which reduces humidity by 70% in high-moisture areas.
- **Educate tenants:** Provide guides on reducing condensation (e.g., covering pans while cooking, using extractor fans).
- **Monitor progress:** Use COSIE Homes to generate automated reports for landlords, ensuring compliance.

5. Document and Report Compliance

Maintain detailed records of inspections, actions taken, and tenant communications. Awaab's Law emphasises transparency, requiring landlords to share remediation plans with residents.

To meet Awaab's Law deadlines and protect tenant health, contractors must adopt rapid response protocols, invest in smart ventilation systems, and partner with experts like VENTI for end-to-end compliance.