

# **How Can Social Landlords Conduct a Compliance Review for Awaab's Law Implementation?**

**Social landlords can conduct an Awaab's Law compliance review by auditing existing damp/mould reports, implementing strict response timelines (e.g., 14 days for initial assessment), training staff on hazard identification, upgrading ventilation systems, and using monitoring tools like humidity sensors. Regular tenant communication and documentation are critical to meet legal obligations and avoid penalties.**

## **1. Audit Existing Reports and Tenant Complaints**

Start by compiling all damp, mould, and condensation reports from tenants over the past 12-24 months. Awaab's Law mandates that landlords address these hazards within specific timelines—typically 14 days for initial assessments and 7 days for emergency repairs.

- **Actionable Steps:**

- Categorise complaints by severity (e.g., "emergency" vs. "non-urgent").
- Identify recurring issues in specific properties or locations.
- Cross-reference with maintenance logs to verify resolution times.

Failure to act promptly risks fines from the Regulator of Social Housing, which enforces compliance through improvement plans and financial penalties.

## **2. Assess Response Protocols and Staff Training**

Awaab's Law requires landlords to demonstrate robust processes for handling damp and mould. Review whether your team:

- Conducts property inspections within 14 days of a report.
- Uses standardised checklists to identify causes (e.g., leaks, ventilation faults).
- Provides staff with training on mould risk assessment and tenant communication.

### **Example Training Focus Areas:**

- Recognising early signs of condensation (e.g., window moisture, peeling paint).
- Explaining ventilation best practices to tenants (e.g., using extractor fans, avoiding drying clothes indoors).

Landlords who proactively educate tenants reduce recurrence rates by up to 60%, according to housing health studies.

## **3. Evaluate Ventilation and Damp Remediation Systems**

Inadequate ventilation is a leading cause of damp, making mechanical systems like Mechanical Ventilation with Heat Recovery (MVHR) critical.

- **Key Checks:**

- Ensure all kitchens and bathrooms have working extractor fans (minimum 30 litres/second capacity).
- Upgrade outdated systems to energy-efficient models (e.g., FLUXO D-MVHR) to prevent heat loss while maintaining airflow.
- Install monitoring devices like COSIE Homes to track humidity and temperature in high-risk properties.

VENTI's 360° approach—clean, fix, and monitor—ensures long-term compliance. For instance, using non-toxic mould treatments like MAXAM Pura+ eliminates spores without harming residents.

## 4. Document Everything and Prepare for Inspections

The Regulator of Social Housing requires evidence of compliance during audits.

- **Documentation Must Include:**

- Dated repair logs with before/after photos.
- Tenant communication records (e.g., advice on reducing moisture).
- Ventilation system installation certificates and maintenance schedules.

Use digital platforms to centralise data, enabling quick retrieval during inspections.

## 5. Implement Preventative Monitoring

Reactive measures aren't enough. Landlords must adopt proactive tools:

- **COSIE Homes Sensors:** These devices alert teams to rising humidity levels, enabling early intervention.
- **Quarterly Property Surveys:** Focus on high-risk areas like basements and north-facing walls.
- **Tenant Feedback Loops:** Simple SMS surveys can identify unresolved issues before they escalate.

**Proactive compliance with Awaab's Law isn't just about avoiding fines—it's about safeguarding tenant health through swift action, modern ventilation systems, and relentless monitoring.**