

Four Million Homes Awaab's Law - making your home safer, faster Social housing residents training session 6

Awaab's Law - what does it do?

The Social Housing (Regulation) Act 2023 amended Section 10A of the Landlord and Tenant Act 1985 - implies an obligation into all social housing tenancies that the landlord will comply with all "prescribed requirements" applicable to the tenancy within a specified period of time.

- The focus of the public campaign for Awaab's Law was damp and mould, however the provision will now extend to the Housing Health and Safety Rating System (England) Regulations 2005 (HHSRS)
- New requirements, to be set out in detail through secondary legislation
- Tenants will be able to take legal action through the courts for a breach of

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What is really changing?

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- The Pre-Action Protocol for housing condition claims currently give landlords a total of 98 calendar days to respond to a claim letter, inspect the property, provide an inspection report, provide a decision on liability and schedule
- The Awaab's Law draft guidance published by MHCLG on 25th June 2025 significantly reduce these timescales with landlords having 10 working days for report to inspection and a further 3 working days to provide an inspection report and schedule of works
- Works would have to begin within 5 working days of the inspection report and be completed within a reasonable timescale
- These timescales will be finalised in secondary legislation before the 27th
 October 2025 introduction date

Exercise: How will your landlord meet these requirements?

Feedback and discussion

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Comfort break for 10 minutes

Phased introduction

- · Regulations in coming months
- October 2025 social housing landlords will have to address damp and mould hazards that present significant harm to tenants within fixed timescales.
- October 2025 social housing landlords will have to address all emergency repairs within 24 hours
- 2026 expanded to cover excess cold and heat, falls (associated with baths, on level surfaces, on stairs and between levels), structural collapse and explosions, fire and electrical hazards and domestic and personal hygiene and food safety hazards
- 2027 expanded to cover all remaining HHSRS hazards except overcrowding

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Damp and mould

There are 4 main causes of damp and mould:

- Incident related water ingress can be caused by roof issues, flooding and repairing defects
- Penetrating damp usually caused by moisture penetrating external brickwork
- Rising damp usually caused by ground water and defective damp proof courses; a noticeable tide mark will be apparent
- Condensation usually associated with poor ventilation and overcrowding

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