

Four Million Homes

Knowledge and action for change in social housing

www.fourmillion.org
[@fourmillionhomes](https://twitter.com/fourmillionhomes)

CCH The Confederation
of Co-operative
Housing

 **PPCR**
associates


Ministry of Housing,
Communities &
Local Government

Four Million Homes

Awaab's Law (from 27th October) – new rules to tackle damp and mould

*

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 contract

- **Housing Health and Safety Rating System (HHSRS)**

The HHSRS operates by evaluating the potential risk of harm to an actual or potential occupier from their living environment and is a means of rating the danger posed by a health and safety hazard. Under the Decent Homes Standard, a dwelling should be free from hazards that an HHSRS assessment has shown are at the most dangerous 'category 1' level.

- **29 identified hazards**

Damp and mould growth, Excess cold, Excess heat, Asbestos and manufactured mineral fibres (MMF), Biocides, Carbon monoxide and fuel combustion products, Lead, Radiation, Uncombusted fuel gas, Volatile organic compounds, Crowding and space, Entry by intruders, Lighting, Noise, Domestic hygiene, pests and refuse, Food safety, Personal hygiene, sanitation and drainage, Water supply, Falls associated with baths etc., Falling on level surfaces etc., Falling on stairs etc., Falling between levels, Electrical hazards, Fire, Flames, hot surfaces etc., Collision and entrapment, Explosions, Position and operability of amenities etc., Structural collapse and falling elements

What is really changing?

- 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 works
- The Awaab's Law draft guidance published by MHCLG on 25th June 2025 significantly reduce these timescales with landlords having 10 working days for report to inspection and a further 3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

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

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



Four Million Homes

Thank you

For more info on anything you have heard here today, please check your handout, or visit our website and social media channels.

www.fourmillion.org
[@fourmillionhomes](https://twitter.com/fourmillionhomes)

CCH The Confederation
of Co-operative
Housing

 **PPCR**
associates

 Ministry of Housing,
Communities &
Local Government