

# Awaab's Law

What does it mean for Plus Dane Housing, our colleagues and our customers

## What Is Awaab's Law?

**Awaab's Law is a landmark regulation in the UK social housing sector, introduced following the tragic death of two-year-old Awaab Ishak in 2020 due to prolonged exposure to mould in his home in Rochdale. The law aims to make sure that social landlords act swiftly to address hazards like damp and mould, which pose serious health risks.**

It will come into force on 27 October 2025, with phased expansions in 2026 and 2027 to cover additional housing hazards such as excess cold, fire risks, and structural collapse.

## Key Legal Requirements

**Social landlords including housing associations like Plus Dane, must now meet strict timeframes for investigating and resolving hazards**

- If it becomes aware of a potential significant hazard in a home, investigate within 10 working days to determine whether there is a significant hazard.
- The landlord must provide residents with a written summary of the investigation findings within three working days of the investigation concluding.
- If it is found that the damp and mould hazard poses a significant risk of harm to the health or safety of a resident, the social landlord must make the home safe (using temporary measures if necessary) within five working days of the investigation. Any additional work needed to prevent serious hazards reoccurring must be completed within 12 weeks and overall repair works must be completed within a reasonable time period.
- In an emergency situation, the landlord must investigate and action any emergency repairs within 24 hours.
- If the customer's home cannot be made safe within the specified timescales for Awaab's Law, then the landlord must offer to arrange for the residents to stay in suitable alternative accommodation, at the landlord's expense, until it is safe to return.





# The Biggest Change to Social Housing Regulation in a Decade.

## What Is a Hazard?

**Awaab's law is set to become an implied term in social housing tenancy agreements and will include a definition of the different 'hazards'.**

A 'significant hazard' is one that poses a 'significant risk of harm' to the health or safety of a tenant of the social home. A 'significant risk of harm' is defined as 'a risk of harm to the occupier's health or safety that a reasonable lessor with the relevant knowledge would take steps to make safe as a matter of urgency'.

An emergency hazard is one that poses 'an imminent and significant risk of harm' to the health or safety of the tenant in the social home. An 'imminent and significant risk of harm' is defined as 'a risk of harm to the occupier's health or safety that a reasonable social landlord with the relevant knowledge would take steps to make safe within 24 hours'. This means issues that could cause immediate harm to the health or safety of tenants if not addressed quickly.

## Being Open and Transparent

**The teams at Plus Dane has been working hard to make sure we understand the changes to the regulations and that we are ready to adhere to them. We have already put in place additional processes and procedures for dealing with damp and mould and Awaab's Law and the regulations provide a more formal structure and timescales to assist our work and make sure customers see a timely and structured response to hazards.**

The safety of our customers and colleagues is our number one priority and understanding what we need to do is a key part of keeping everyone safe. This leaflet is designed to help Plus Dane customers and colleagues understand the requirements and put plans into action. If you have any questions or concerns about the content of this publication and Awaab's Law, **please contact us in one of the following ways:**

Online



[plusdane.co.uk](https://plusdane.co.uk)

Portal



My Account

Live Chat



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