

Preparing for Awaab's Law

What to consider

Reimagining places
for people to thrive



A summary of the changes

The introduction of **Awaab's Law** marks a watershed moment for the social housing sector.

From **27 October 2025**, housing providers will be legally required to address emergency hazards—including damp and mould—within fixed timeframes. This regulation, born from tragedy, demands not just compliance but a cultural shift in how we prioritise tenant safety and wellbeing.

Looking after more than half a million homes nationally and with decades of expertise in keeping homes safe, warm and compliant, WPS understands the impact these changes will have on housing providers. This guidance is to provide some support around what housing providers may wish to consider to best manage their approach to the evolving regulations.

Understanding the Law

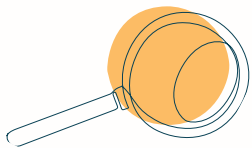
The new regulations—formally titled the **Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025**—require social landlords to act swiftly on hazards that pose significant risks to tenants.

Initially, this includes:

Damp and mould
Emergency hazard

Future phases will include:

1. **Excess cold and heat**
2. **Structural collapse**
3. **Fire and electrical hazards**
4. **Falls and hygiene risks**



By 2027, nearly all Housing Health and Safety Rating System (HHSRS) hazards will be covered.

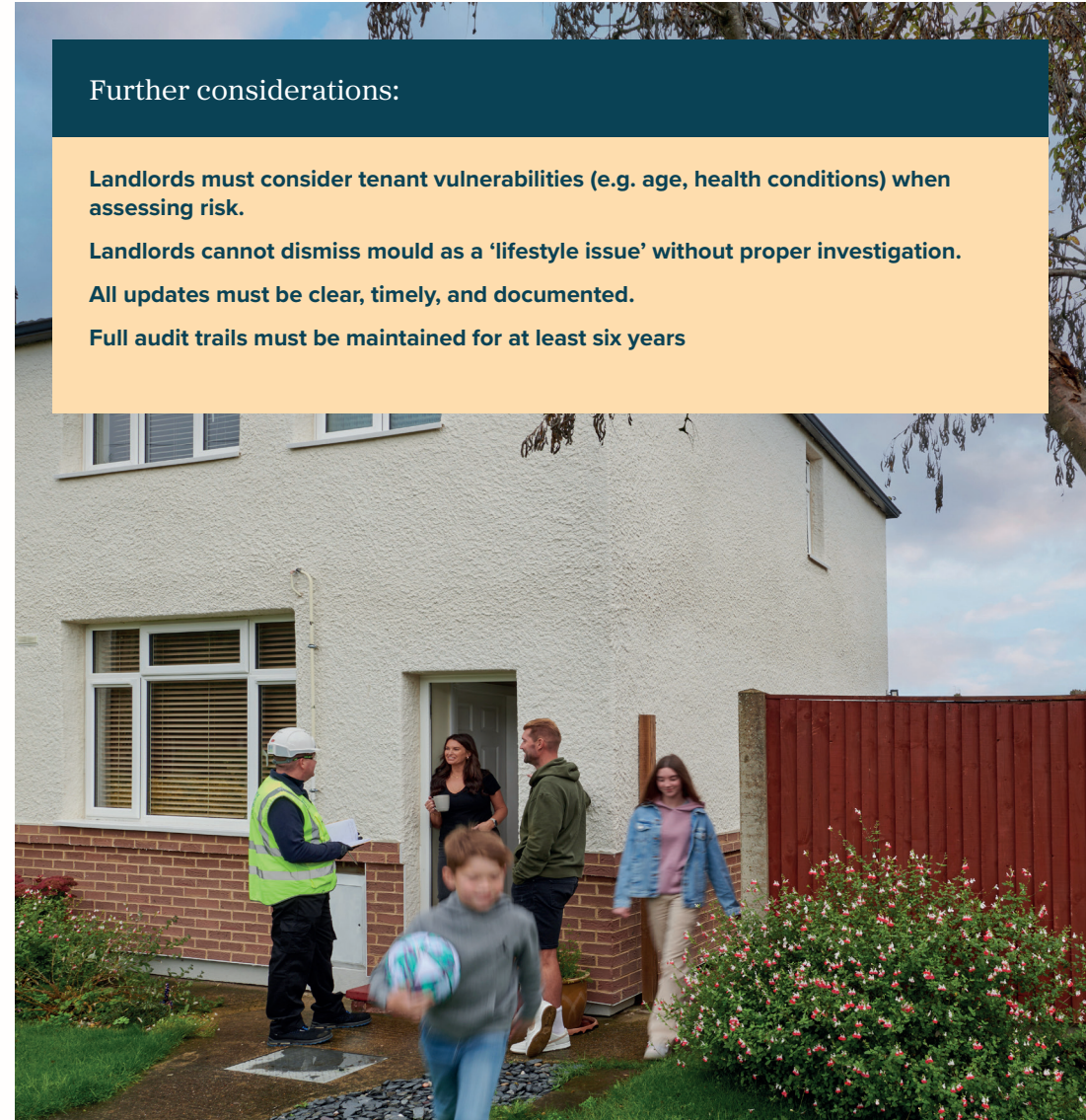
Further considerations:

Landlords must consider tenant vulnerabilities (e.g. age, health conditions) when assessing risk.

Landlords cannot dismiss mould as a 'lifestyle issue' without proper investigation.

All updates must be clear, timely, and documented.

Full audit trails must be maintained for at least six years



Hazard response timeframes

From this date, social landlords must adhere to strict deadlines for identifying and resolving hazards:

Phase	Timing
1 Awareness Landlord becomes aware of a potential hazard (e.g. tenant report, inspection).	Day 0 The next working day is when the clock starts.
2 Triage Is this an emergency? If so, make the property safe (e.g. severe mould, structural risk).	Within 24 hours If not possible, tenant must be moved to safe accommodation.
3 Initial investigation For non-emergency cases, investigate the reported damp/mould issue.	Within 10 working days Applies to all significant hazards, especially where health is at risk.
4 Written summary to tenant Provide written findings and planned actions	Within 3 working days Of completing the investigation. Must be in plain English and accessible.
5 Safety works (non-emergency) Complete urgent safety repairs.	Within 5 working days of investigation conclusion. Applies if hazard is confirmed but not immediately life-threatening.
6 Further works Begin or initiate longer-term repairs.	Within 5 working days, or start physically within 12 weeks E.g. structural damp proofing or ventilation upgrades.
7 Alternative accommodation Provide safe temporary housing.	Immediately If property cannot be made safe in time. Must be suitable and at the landlord's expense.

These deadlines introduce enforceable standards for timely action.



Supporting you
to react quickly

**We can deliver
a 24-hour damp
and mould service,
complete with survey.**

What to consider

Top four focus areas



1. A data-driven approach

The more we know about homes, the better we can manage them – and using stock data to identify trends can help prioritise management of damp and mould issues.

For example, trend analysis may reveal that a particular property archetype will suffer from more prevalent damp and mould and will pose higher risk.

This trend analysis can then be used to prioritise maintenance by property type and influence better investment decisions while better protecting residents.



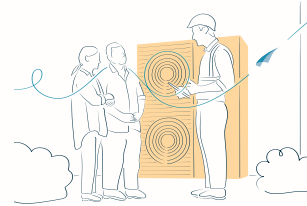
2. Embracing technology for smarter monitoring

Smart technology and automation continue to drive efficiencies in property management – and damp, mould and disrepair are no exception.

Environmental sensors fitted in homes monitor humidity, damp and mould risk and Co2 levels.

The sensors are linked via a digital gateway to a software solution that distributes real-time alerts from the sensors.

This allows housing providers to monitor and manage in the most modern way.



3. Bringing residents along the journey

Resident engagement plays a vital role in tackling damp and mould by enabling early identification of issues, improving access for inspections and repairs, and fostering trust between tenants and housing providers.

When residents are informed and empowered, they can help prevent problems from escalating, provide valuable feedback to guide asset management, and support smoother delivery of maintenance programmes. Tailored education and proactive communication also help residents maintain healthier homes and make simple changes – like opening windows and ensuring ventilation – that can have a big impact to reduce the risk of damp and mould.



4. A holistic approach to asset management

With increasing compliance obligations and regulatory reform driving rising standards – particularly around decent homes, energy efficiency and the Building Safety Act – there's an opportunity for housing providers to plan maintenance that meets multiple challenges through individual programmes.

For example, decarbonisation projects that improve energy efficiency and support PAS 2035 compliance can also eradicate damp and mould. With the right ventilation strategy, fabric measures – such as windows and doors and insulation increase heat performance. Understanding property data and developing maintenance strategies that prioritise the highest risk properties with the most important compliance issues to tackle can maximise investment and reduce overall housing stock management costs.

More information with our experts

Our experts are on hand to discuss – don't hesitate to get in touch for support.



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