

# Awaab's Law: Landlord Fact Sheet

## Understanding your new legal duties on damp, mould & ventilation: Effective 27th October 2025 with full implementation by 2027

### About Awaab's Law

From 27 October 2025, new UK legislation known as Awaab's Law will come into effect to ensure that social landlords act quickly when damp, mould, or other serious housing hazards are identified. The law was introduced following the death of two-year-old Awaab Ishak in 2020, caused by prolonged exposure to mould in his home.

Its aim is to make sure every tenant lives in a safe, healthy environment — and that landlords are legally accountable for timely repairs and maintenance.

### Key Deadlines & Legal Timeframes (Phase 1: From 27 October 2025)

Requirement	Action Needed	Deadline
Emergency Hazards	Investigate and act (e.g. severe mould, dangerous electrics)	Within 24 hours of being notified
Significant Damp & Mould	Begin investigation	Within 10 working days
Confirmed Risks	Start remedial works to make safe	Within 5 working days of investigation
Tenant Updates	Provide written summary and ongoing progress updates	Throughout investigation & repair process

### Phased Roll-Out of Awaab's Law

- Phase 1 (2025): Focus on emergency hazards and damp & mould.
- Phase 2 (2026): Expansion to cover additional risks such as excess cold or heat.
- Phase 3 (2027): Will include all remaining HHSRS hazards, excluding overcrowding.

### Compliance: What Landlords Must Do

- Establish clear tenant reporting channels and a tracking system for issues.
- Inspect ventilation systems annually to prevent condensation and mould.
- Train staff to identify damp and mould early and inform contractors of legal deadlines.
- Maintain written records of reports, inspections, and repairs, providing updates to tenants.
- Evaluate additional HHSRS hazards to ensure compliance by 2027.

### Consequences of Non-Compliance

- Formal complaints through the Housing Ombudsman
- Legal enforcement action
- Financial penalties or compensation claims
- Reputation damage for failing to provide safe housing

### How SJM Electrical Can Help

At SJM Electrical, we assist landlords and property managers in complying with Awaab's Law by providing testing and inspection of extractor fans and ventilation systems. We also offer reactive maintenance for electrical faults and ventilation failures, along with scheduled servicing to prevent condensation and mold. Our services include compliance reporting for audits and tenancy records, as well as emergency call-outs for urgent issues.