

Report to **Portfolio Holder for Housing**

Director Lead: Suzanne Shead, Director Housing, Health and Wellbeing

Lead Officer: Nicola Priest, Housing Regulatory Compliance Manager, 01636 655526

| Report Summary | |
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| Type of Report | Open report Non key decision |
| Report Title | Policies and Procedures Reviewed to Reflect Changes by Awaab's Law |
| Purpose of Report | To present a series of policies and procedures which have been reviewed and updated to reflect changes in legislative requirements by the introduction on Awaab's Law in October 2025. |
| Recommendations | a) To note the report and approve the policies and procedures listed at 1.3. |

1.0 Background

1.1 As a result of the death of Awaab Ishaq, Awaab's Law was introduced (effective from 27 October 2025) to address serious health risks associated with damp and mould in social housing. The law aims to prevent further tragedies by placing more responsibility on social housing landlords to keep homes safe and free from dangerous living conditions, like damp and mould.

1.2 There is now a clear legal framework with strict timescales for dealing with reports of damp and mould.

1.3 The following policies and procedures have been reviewed and updated to reflect the new legislation requirements.

- Damp and Mould Policy
- Damp and Mould Procedure
- Repairs Policy

The Damp and Mould Policy and Damp and Mould Procedure has had the addition of specified timescales, requirements and scenarios required by Awaab's Law. The Repairs Policy has had the addition of referencing Awaab's Law under legislation and directing officers to refer to the Damp and Mould Policy for further details.

1.4 Specific updates in the Damp and Mould Policy and Damp and Mould Procedure are the addition of the following;

- Emergency hazards must be investigated within 24 hours and
- A written summary must be provided within 3 working days.
- If we are unable to make the property safe for the tenant, we must offer suitable accommodation immediately.
- Significant hazards must be investigated within 10 working days.
- A written summary must be provided within 3 working days.
- We must begin remedial works within 5 working days.
- If we cannot begin remedial works within 5 working days, we must start within 12 weeks.

Emergency hazard scenarios

- A family with young children reporting extensive black mould covering bedroom walls
- Severe damp causing structural damage that could affect building safety
- Mould growth so severe it's causing immediate respiratory problems
- Water ingress that's creating dangerous electrical hazards

Significant hazard scenarios

- Persistent condensation causing mould growth in bathrooms
- Damp patches that are getting worse but aren't immediately dangerous
- Ventilation problems leading to humidity issues
- Early-stage mould that needs professional assessment

1.5 Other policies that are either directly or indirectly impacted will have the addition of a clause under the legislation section, directing officers to refer to the Damp and Mould Policy as and when they are reviewed or finalised (for those currently being reviewed).

Specifically for the Legislation Section of the Policy;

Awaab's Law (Please refer to our Damp and Mould Policy for more information on condensation, damp, mould and Awaab's Law requirements.)

2.0 Proposal/Options Considered and Reasons for Recommendation

2. It is proposed that the above are approved in order that we can meet our requirements under Awaab's Law legislation, by having effective and compliant policies and procedures in place.

3.0 Implications

Financial Implications – FIN25-26/4811

3.1 There are no financial implications resulting from this report as it is merely for the approval of policies and procedures. Specific resource changes to services to comply with Awaab's Law requirements have been previously tabled under separate cover.

3.2 Tenant Implications

The Tenant Engagement Board were taken through the implications of Awaab's Law and what the changes in legislation mean for tenants and for the Council as a landlord. The

changes in policies and procedures reflect the new legislation and further phases will come forward in 2026 and 2027. The Board discussed what other connected policies may need to be reviewed in light of Awaabs Law and a further meeting will be held once the legislation has bedded in to understand what our data is telling us and to help inform any further improvements the Council wish to make to how we prevent and respond to damp, mould and other hazards.

Background Papers and Published Documents

[Awaab's Law: Draft guidance for social landlords - GOV.UK](#)