

Awaab's Law compliance checklist

For social landlords in England: councils and housing associations. Awaab's Law is the Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025 (SI 2025/1042). Working days exclude weekends, bank holidays, Christmas Day and Good Friday; each period starts the day after the trigger.

When a hazard is reported

- ☐ Log the date, time and channel of the report. The deadlines run from when you become aware.
- ☐ Decide whether it is an emergency or a significant hazard, and record why.
- ☐ Ask about anyone vulnerable in the household. It can change how urgent the hazard is.
- ☐ Acknowledge the tenant and give them one point of contact.

The deadlines (England, social housing)

- ☐ Emergency hazard: investigate and make safe within 24 hours.
- ☐ Significant hazard: investigate within 10 working days.
- ☐ Send the tenant a written summary within 3 working days of the investigation.
- ☐ Complete the work to make the home safe within 5 working days of the investigation.
- ☐ Start any preventative work within 5 working days, or within 12 weeks if that is not practicable.
- ☐ If the home cannot be made safe in time, offer suitable alternative accommodation.

Records

- ☐ Keep dated photos, moisture readings, letters and contractor notes in one case file.
- ☐ Keep the tenant updated until the work is finished, and tell them when it is.
- ☐ Do not put damp and mould down to the tenant's "lifestyle". Government guidance says this is unacceptable.

Phase 2: from 30 November 2026

- ☐ Subject to Parliament approving the regulations, the same deadlines extend to seven more hazard groups: excess cold, excess heat, falls, structural collapse and falling elements, fire and explosions, electrical hazards, and domestic hygiene including pests.

Need the full system? This page lists the headline duties. The **Compliance Pack** (£24.99) adds the triage decision framework, a deadline timeline, the inspection record, a written summary template, template tenant letters and evidence logs.

awaabslawguide.co.uk/compliance-pack

Private landlords: Awaab's Law does not yet apply to private renting. Sections 9A and 11 of the Landlord and Tenant Act 1985 and HHSRS enforcement still do. Check the current rules at awaabslawguide.co.uk before relying on this page.