



Awaab's Law: seven new hazards on a *statutory clock*

Social landlords have had fixed deadlines for damp and mould since October 2025. From 30 November 2026 those deadlines extend to seven further hazard categories, including excess cold and excess heat, which almost no provider can currently evidence.

THE ROLLOUT

IN FORCE

27 Oct 2025

Phase 1. Damp, mould, emergencies

Statutory timescales for significant damp and mould hazards, and all emergency hazards. Live and enforceable now.

NEXT

30 Nov 2026

Phase 2. Seven more hazards

Same timescales, extended to excess cold and heat, falls, structural collapse, fire, electrical and hygiene.

PLANNED

2027

Phase 3. Everything else

Extends to the remaining HHSRS hazards except overcrowding. In practice, almost every risk in a home.

THE TIMESCALES YOU ARE WORKING AGAINST

24

HOURS

Emergency hazards

Investigate and make safe within 24 hours of becoming aware. Applies to every hazard type already.

10

WORKING DAYS

Investigate

Investigate the hazard and establish what is causing it.

3

WORKING DAYS

Write to resident

Written summary of findings and intended action to the resident.

5

WORKING DAYS

Make safe

Make the hazard safe, or rehouse at the landlord's expense.

12

WEEKS

Begin further works

Longer-term remedial works must begin, not merely be scheduled.

WHAT COMES UNDER THE CLOCK

Damp & mould

Live since Oct 2025

Excess cold

Needs temperature history

Excess heat

Needs temperature history

Falls

Survey teams

Structural collapse

Survey teams

Fire & explosion

Detection coverage

Electrical hazards

Certified teams

Hygiene & food safety

Conditions-driven

WHERE PROVIDERS WILL FALL SHORT

01 Cold and heat cannot be evidenced by inspection

A surveyor records a temperature. Not what it was at 4am in February, nor for how long.

02 The clock starts on awareness

If the first you know is a complaint, the hazard developed on time you cannot account for.

03 Three working days to write back

A written summary per case, at portfolio scale, needs data you can export.

04 You must prove when, not just what

Residents enforce directly. Without a timestamped record, it is one recollection against another.

READINESS CHECKLIST

- ✓ Show indoor temperature history for any property, any date?
- ✓ Know which homes are at mould risk before anyone reports it?
- ✓ Produce a per-property evidence report in three working days?
- ✓ Record the awareness date the moment a hazard appears?
- ✓ Rank the portfolio by hazard risk, not complaint volume?

WHAT THE PLATFORM GIVES YOU

Our platform does the two things the statutory clock turns on: it surfaces a hazard before anyone reports it, and it hands you a timestamped record of what you knew and when you acted. **Excess cold and heat are defined by duration**, continuous data is the only practical way to evidence them. Falls, electrical and structural hazards are covered by our survey teams, so the whole portfolio is accounted for.

THE OFFER

Prove it on your own stock. **60 days, 20 properties.**

Twenty properties in a location you choose, monitored for sixty days. Full platform access, threshold alerting and report exports, plus a written review of what the data found. Judge the evidence trail on your own stock before Phase 2 lands.

60

DAYS,
NO CHARGE

20

PROPERTIES,
YOUR LOCATION