

Awaab's Law clock on one page

This is the clock in the Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025. It applies to social landlords. It is in force now for emergency hazards and for significant hazards associated with damp, mould or fungal growth.

The times

EMERGENCY HAZARD	Investigate and complete the safety work as soon as reasonably practicable, and within 24 hours of having reasonable grounds to believe there is an emergency hazard. Regulation 5.
INVESTIGATION	Complete it within 10 working days, counted from the day after the landlord becomes aware. If the tenant asks for a physical inspection before it is completed, 10 working days from the day after the request. Regulation 6.
WRITTEN SUMMARY TO THE TENANT	Give it within 3 working days, counted from the day after the investigation is completed. Regulation 9. It may be given in the ways in regulation 10.
SAFETY WORK FOR A SIGNIFICANT HAZARD	Complete it within 5 working days, counted from the day after the investigation is completed. Where the landlord provides temporary rehousing, as soon as reasonably practicable after that. Regulation 11.
WORK TO STOP THE HAZARD COMING BACK	Begin it within 5 working days of the relevant day, or take steps to secure that it begins. If that is not reasonably practicable, begin it as soon as reasonably practicable and before the end of 12 weeks beginning the day after the investigation was completed. Complete it within a reasonable period. Regulation 13.

Notes

- A working day is any day other than a Saturday or Sunday, Christmas Day, Good Friday or a bank holiday in England and Wales (regulation 2).
- The relevant day in regulation 13 is the day after the investigation was completed. If a further investigation was needed first, it is the day after that was completed.
- The Regulations do not define a reasonable period.
- Other duties follow from the same investigation. They include keeping the tenant informed (regulation 14), temporary rehousing (regulation 16) and safety advice (regulation 17).
- These are the times in the Regulations. They do not say whether any landlord has complied.

Which hazards

- **Emergency hazards.** A hazard that poses an imminent and significant risk of harm, of any prescribed type except crowding and space.
- **Significant hazards.** At present, those where the risk of harm is associated with exposure to damp, mould or fungal growth.

PHASE 2: DRAFT

Phase 2 is due to start on 30 November 2026, subject to the Regulations being made. Everything in this section is draft until they are.

- The draft brings more hazards into the significant hazard category. The Phase 2 readiness list names them.
- The draft changes the two tests. An emergency hazard is one a reasonable landlord with the relevant knowledge would make safe within 24 hours. A significant hazard is one such a landlord would make safe within 15 working days, but not within 24 hours. The new tests are explained here.

Sources

1. [The Hazards in Social Housing \(Prescribed Requirements\) \(England\) Regulations 2025, SI 2025/1042 \(legislation.gov.uk\)](#)
2. [Regulations as they will apply from 30 November 2026 \(GOV.UK PDF\)](#)
3. [Awaab's Law: guidance for social landlords, Phase 2 \(GOV.UK\)](#)
4. [Draft amending Regulations, regulation 3 \(legislation.gov.uk\)](#)