

Awaab's Law readiness self-assessment checklist

Twenty-five questions to prompt your own planning, each with its source

Use this list to prompt your own planning. It does not tell you whether you comply, and it is not legal advice. Each question names the regulation it comes from, so you can read the source and decide what it means for your homes. Tick a box when you can answer yes and show evidence for it. Phase 2 depends on amending Regulations that are not yet made.

Awareness and triage

- ☐ 1. Can you record the date and time every report reaches you, and every other way you become aware of an issue of concern? The timescales run from awareness.
[Regulations 5 and 6](#)
- ☐ 2. Can someone decide promptly whether there may be an emergency hazard, which has a 24 hour period, or a potential significant hazard, which has 10 working days to investigate?
[Regulations 5 and 6](#)
- ☐ 3. When you decide how serious a hazard is, do you take account of what you know, or ought to know, about the occupier's health and circumstances?
[Regulation 3](#)
- ☐ 4. Do your teams know which hazards are covered today (emergency hazards of any type except crowding and space, and significant damp and mould) and which are due to be added from 30 November 2026?
[Regulations 3 and 21](#)

Investigation

- ☐ 5. Is whoever investigates a competent investigator in your reasonable opinion, with the skills and experience to decide whether a home is affected by a significant or emergency hazard?
[Regulation 2](#)
- ☐ 6. Can you complete a standard investigation before the end of 10 working days beginning on the day after you became aware?
[Regulation 6](#)

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- ☐ 7. If the tenant asks for a physical inspection, can you arrange one, and do you know how the time periods change?
[Regulations 6 and 7](#)
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- ☐ 8. Do you count working days as the Regulations define them, leaving out weekends and the listed days?
[Regulation 2](#)
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Safety work and preventative work

- ☐ 9. For an emergency hazard, can you complete the relevant safety work as soon as reasonably practicable and before the end of 24 hours?
[Regulation 5](#)
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- ☐ 10. For a significant hazard, can you complete the relevant safety work within 5 working days beginning on the day after the investigation is completed?
[Regulation 11](#)
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- ☐ 11. Do you know how to record that you needed another person's consent and used all reasonable endeavours to obtain it?
[Regulations 5 and 11](#)
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- ☐ 12. Can you begin supplementary preventative work within 5 working days, or as soon as reasonably practicable and within 12 weeks if that is not reasonably practicable?
[Regulation 13](#)
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- ☐ 13. Do you keep the home in the condition it was in when the safety work was completed until further work is done?
[Regulation 12](#)
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Tenants and rehousing

- ☐ 14. Can you give the tenant a written summary within 3 working days after the investigation is completed?
[Regulations 9 and 10](#)
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- ☐ 15. Do you keep the tenant updated about timing and progress until the work is completed?
[Regulation 14](#)
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- ☐ 16. If safety work cannot be completed in the initial remediation period, can you secure suitable alternative accommodation for the household at no cost to the tenant?
[Regulations 15 and 16](#)
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- ☐ 17. Can you give the tenant the safety advice document that regulation 17 requires?
[Regulation 17](#)
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- ☐ 18. Can you give at least 24 hours' written notice of entry, at reasonable times of day?
[Regulation 20](#)

Records and learning

- ☐ 19. Do you keep clear records of engagement, investigations, communications and attempts to comply? There is no express record keeping duty, but GOV.UK recommends it as evidence of reasonable endeavours.
[Phase 2 guidance](#)
- ☐ 20. Could you show what you did and when, if you had to rely on the defence of all reasonable endeavours?
[Landlord and Tenant Act 1985, section 10A\(5\)](#)
- ☐ 21. Have your teams read the Housing Ombudsman's Spotlight report on damp and mould?
[Housing Ombudsman](#)

Preparing for Phase 2

- ☐ 22. Have you identified which of your homes may involve the nine Phase 2 hazards: excess cold, excess heat, domestic hygiene, the three falls hazards, electrical hazards, fire and explosions, and structural collapse?
[Phase 2 hub](#)
- ☐ 23. Are your surveyors familiar with the GOV.UK triage guidance for the Phase 2 hazards?
[Triage guidance](#)
- ☐ 24. Have you planned for the amended definition, under which, once the Regulations are made, a hazard is significant if a reasonable landlord would make it safe within 15 working days but not within 24 hours?
[Rollout timeline](#)
- ☐ 25. Do you have a plan for the possibility that the amending Regulations are not made, or are changed, before 30 November 2026?
[Status of the amending Regulations](#)