

Board briefing: Awaab's Law readiness

Template. Complete the blank sections from your own evidence.

Organisation: _____ Meeting: _____ Author: _____

1. Purpose and decisions requested

What the board is asked to note, and what it is asked to decide.

2. The legal position

Update this section before each meeting. Correct at 18 October 2026.

- Phase 1 has been in force since 27 October 2025. Social landlords in England must meet the Awaab's Law timescales for emergency hazards (other than crowding and space) and for significant damp and mould hazards. Regulations 3 and 21, SI 2025/1042.
- Phase 2 is due to begin on 30 November 2026 and extend the significant hazard duties to nine more hazards. It depends on amending Regulations that are not yet made: the House of Lords approved the draft on 14 October 2026 and the House of Commons has not yet approved it. Source: UK Parliament procedure browser and GOV.UK.
- Phase 3 is expected in 2027. GOV.UK has not confirmed a date.
- Timescales to know: 24 hours for an emergency hazard; 10 working days to investigate a potential significant hazard; a written summary within 3 working days of the investigation concluding; safety work within 5 working days of the investigation concluding.

3. Readiness by area

AREA	RATING	OWNER	EVIDENCE WE HOLD
Awareness and triage			
Investigation			
Safety work and preventative work			
Tenant communication and updates			
Rehousing and safety advice			
Records and evidence			
Preparing for Phase 2			

4. Complaints and Ombudsman learning

Complaints about damp, mould and other hazards this period, outcomes, and what has changed as a result.

5. Risks and assurance

The main risks, the controls in place, and how the board will know they work.

6. Next steps

ACTION	OWNER	DATE

Date of next review: _____

Sources: [Awaab's Law collection \(GOV.UK\)](#) and [the Regulations \(legislation.gov.uk\)](#).