

Awaab's Law and social housing safety: quick reference

Last checked 17 October 2026. England only. General information, not legal advice. Check the primary source before relying on any item, and take advice from a housing lawyer on your own position.

Awaab's Law at a glance

Awaab's Law is the name given to regulations that set fixed timescales for social landlords in England to investigate and fix hazards that put a tenant's health or safety at risk.

- Named after Awaab Ishak, who died in 2020, aged two, from a severe respiratory condition caused by prolonged exposure to mould in his home.
- Emergency hazards: the landlord must investigate and complete the safety work within 24 hours.
- Potential significant hazards: an investigation within 10 working days, a written summary within 3 working days of the investigation concluding, and safety work within 5 working days of the investigation concluding.
- Work to stop the hazard returning must start within 5 working days or as soon as reasonably practicable, and in any case within 12 weeks.
- Alternative accommodation, keeping the tenant informed and safety advice also apply, as the Regulations set out.

Rollout

Phase 1: emergency hazards and significant damp and mould (27 October 2025)

Since 27 October 2025, social landlords in England have had to meet Awaab's Law timescales for all emergency hazards (other than crowding and space) and for significant damp and mould hazards.

Phase 2: nine more significant hazards (30 November 2026, subject to approval)

If the amending Regulations are approved and made, the significant hazard duties extend from 30 November 2026 to excess cold, excess heat, domestic hygiene, the three falls hazards, fire and explosions, electrical hazards, and structural collapse and falling elements.

Phase 3: the remaining hazards (2027, date not confirmed)

Phase 3 will extend Awaab's Law to the remaining HHSRS hazards, excluding overcrowding. GOV.UK gives the year as 2027 and has not confirmed a date.

Private rented sector (Date not confirmed)

The Renters' Rights Act 2025 gave the government powers to extend Awaab's Law to private rented tenancies. A consultation published on 9 October 2026 closes on 18 December 2026.

Status of the 2026 amending Regulations (checked 17 October 2026)

The 2026 amending Regulations are published by GOV.UK as a consolidated text, but they have not been made. Parliamentary approval is incomplete: the House of Lords approved the draft on 14 October 2026 and the House of Commons has not yet approved it.

- Draft affirmative procedure. The draft was laid before both Houses on 13 July 2026.
- The House of Lords approved the instrument on 14 October 2026.
- The House of Commons has not yet approved it. A Delegated Legislation Committee debate is listed for 19 October 2026 on the Parliament procedure browser.
- legislation.gov.uk shows it as a draft statutory instrument, not as made, as at 17 October 2026.

- GOV.UK has published the Regulations as they will have effect from 30 November 2026 and describes that date as subject to Parliamentary approval.
- Until the Regulations are made, the Phase 2 text on this page, including the nine hazard paragraphs and the reasonable landlord test, is not settled.

The 21 hazards on the official HHSRS list

Emergency hazards of any type except crowding and space have applied since 27 October 2025. The phase below is for significant hazards. Schedule 1 paragraph numbers are from the HHSRS Regulations 2005 as amended in June 2026.

Para	Hazard	HHSRS group	Significant hazard from
1	Damp and mould growth	Physiological	In force now
18A	Falls on the level	Accidents	Due 30 Nov 2026, subject to approval
21	Falling on stairs etc.	Accidents	Due 30 Nov 2026, subject to approval
22	Falling between levels	Accidents	Due 30 Nov 2026, subject to approval
23A	Fire and explosions	Accidents	Due 30 Nov 2026, subject to approval
29	Structural collapse and falling elements	Accidents	Due 30 Nov 2026, subject to approval
23	Electrical hazards	Accidents	Due 30 Nov 2026, subject to approval
2	Excess cold	Physiological	Due 30 Nov 2026, subject to approval
3	Excess heat	Physiological	Due 30 Nov 2026, subject to approval
14A	Domestic hygiene	Infection	Due 30 Nov 2026, subject to approval
25	Flames, hot surfaces, etc.	Accidents	2027, date not confirmed
25A	Collisions, entrapment and ergonomics	Accidents	2027, date not confirmed
8	Radiation	Physiological	2027, date not confirmed
7	Lead	Physiological	2027, date not confirmed
4A	Indoor air pollutants	Physiological	2027, date not confirmed
4	Asbestos and manufactured mineral fibres	Physiological	2027, date not confirmed
18	Water supply	Infection	2027, date not confirmed
12	Entry by intruders	Psychological	2027, date not confirmed
14	Noise	Psychological	2027, date not confirmed
13	Lighting	Psychological	2027, date not confirmed
11	Crowding and space	Psychological	Not covered

Legislation

Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025 (SI 2025/1042)

<https://www.legislation.gov.uk/uksi/2025/1042/contents/made>

Hazards in Social Housing (Prescribed Requirements) (England) (Amendment) Regulations 2026: status (Checked 17 October 2026)

<https://api.parliament.uk/procedure-browser/work-packages/DRPD0Z4c>

Social Housing (Regulation) Act 2023 (2023 c. 36, s 42)

<https://www.legislation.gov.uk/ukpga/2023/36/section/42>

Landlord and Tenant Act 1985, sections 10A and 10B (1985 c. 70, ss 10A and 10B)

<https://www.legislation.gov.uk/ukpga/1985/70/section/10A>

Renters' Rights Act 2025 (2025 c. 26)

<https://www.legislation.gov.uk/ukpga/2025/26/contents>

Housing Act 2004, Part 1 (housing conditions and the HHSRS) (2004 c. 34, Part 1)

<https://www.legislation.gov.uk/ukpga/2004/34/part/1>

Housing Health and Safety Rating System (England) Regulations 2005, as amended in 2026 (SI 2005/3208 as amended by SI 2026/571)

<https://www.legislation.gov.uk/uksi/2005/3208/schedule/1>

Landlord and Tenant Act 1985, section 11 (repairing obligation) (1985 c. 70, s 11)

<https://www.legislation.gov.uk/ukpga/1985/70/section/11>

Homes (Fitness for Human Habitation) Act 2018 (2018 c. 34)

<https://www.legislation.gov.uk/ukpga/2018/34/section/1>

Defective Premises Act 1972, section 4 (1972 c. 35, s 4)

<https://www.legislation.gov.uk/ukpga/1972/35/section/4>

Environmental Protection Act 1990, Part 3 (statutory nuisance) (1990 c. 43, Part 3)

<https://www.legislation.gov.uk/ukpga/1990/43/part/III>

Smoke and Carbon Monoxide Alarm (England) Regulations 2015, as amended in 2022 (SI 2015/1693 as amended by SI 2022/707)

<https://www.legislation.gov.uk/uksi/2022/707/made>

Gas Safety (Installation and Use) Regulations 1998, regulation 36 (SI 1998/2451, reg 36)

<https://www.legislation.gov.uk/uksi/1998/2451/regulation/36>

Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020 (SI 2020/312)

<https://www.legislation.gov.uk/uksi/2020/312/contents>

Regulatory Reform (Fire Safety) Order 2005 (SI 2005/1541)

<https://www.legislation.gov.uk/uksi/2005/1541/contents>

Building Safety Act 2022 (2022 c. 30)

<https://www.legislation.gov.uk/ukpga/2022/30/contents>

Equality Act 2010, section 20 (reasonable adjustments) (2010 c. 15, s 20)

<https://www.legislation.gov.uk/ukpga/2010/15/section/20>

UK GDPR (Article 9) and the Data Protection Act 2018 (health data as special category data) (UK GDPR Article 9; DPA 2018 s 10)

<https://www.legislation.gov.uk/eur/2016/679/article/9>

Who regulates and enforces

Regulator of Social Housing

Sets the consumer standards that registered providers must meet and holds them to account for the outcomes. It does not decide individual complaints.

Housing Ombudsman Service

Investigates complaints from residents of social landlords, including councils and housing associations, once they have been through the landlord's complaints procedure. It can order remedies where it finds maladministration.

Local Government and Social Care Ombudsman

Considers complaints about a local authority's wider housing activities, for local authority landlords. Complaints about a council's role as a social landlord go to the Housing Ombudsman.

Local authority environmental health and housing enforcement

Local housing authorities enforce the HHSRS under the Housing Act 2004 and deal with statutory nuisance under the Environmental Protection Act 1990. This is separate from a tenant's Awaab's Law claim.

The courts

A tenant can claim for breach of the covenant implied by section 10A. If the landlord is found in breach, the court can order repairs, compensation and costs. Awaab's Law does not provide for fines.

Health and Safety Executive

The HSE enforces health and safety law and publishes guidance for landlords on gas safety. Its role in housing, as far as Awaab's Law guidance is concerned, is through gas safety.

Read the full reference

<https://zaviira.com/compliance>