Archie Homes

One-Pager on Awaab's Law

Published: October 2026

One-Pager on Awaab's Law

Awaab's Law applies to our social rented homes. It does not apply to shared ownership homes, but this summary is shared for information.

What is Awaab's Law?	Regulation on living conditions in the social rented sector, focused on issues presenting a "*significant risk of harm*".
When did it come into force?	27 October 2025
Which properties does it impact?	All social housing let by an RP (except where repairing obligations are excepted under law). Notably, it does **not** apply to long leaseholds e.g. shared ownership.
What does it now cover?	Emergency hazards and all damp and mould hazards.
What may it cover in future?	In 2026, the government intends to extend regulation to items including (i) excess cold/heat, (ii) structural collapse, (iii) fire and electrical hazards and (iv) hygiene issues. In 2027, the government intends to extend regulation to further areas (apart from overcrowding).
What penalties are there for non-compliance?	If there is a breach, a court may order the landlord to (i) undertake repairs, (ii) pay compensation to the tenant, and/or (iii) pay some or all of the tenant's legal costs. Landlord can't be fined under Awaab's Law, but they may be required to pay damages as compensation for loss suffered.
What must landlords do under Awaab's Law?	If a landlord believes a home is affected by a **significant**[1] hazard, they must: • investigate within **10 working days**; • produce a written summary to the tenant within **3 working days** of concluding the investigation; and • begin steps to undertake any relevant works within **5 working days** of the investigation concluding; and • start relevant works within **12 weeks**. If a landlord suspects an **emergency**[2] hazard, they must: • investigate and act within **24 hours**; • provide suitable alternative accommodation until the emergency hazard is resolved; and • produce a written summary to the tenant within **3 working days** of concluding the investigation.
How are investigations conducted?	For either significant or emergency hazards, investigations can be conducted remotely. However, tenants may request a 'renewed' in-person investigation.
Do landlords have any defences?	Yes – if all reasonable steps have been taken to comply, but it has not been possible for reasons beyond their control.

[1] A significant hazard is one which poses a "significant risk of harm".

[2] An emergency hazard is one which poses an "imminent and significant risk of harm".