



Awaab's Law: timescales for repairs in the social rented sector

Isobel Ames, Social Housing Safety and Repairs, DLUHC

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Awaab's Law: Context

December 2020

Awaab Ishak's death: On 21 December 2020, two-year-old Awaab Ishak tragically died as a result of the conditions in his social home

January 2023

Response to prevent future deaths report: On 13 January 2023, the Secretary of States for both DLUHC and DHSC responded to the senior coroner for Manchester North.

February 2023

Amendment to the Social Housing Regulation Bill: On 9 February the Secretary of State tabled 'Awaab's Law' as an amendment to the Social Housing Regulation Bill.

November 2022

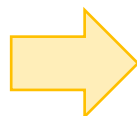
Inquest into the death of Awaab Ishak. On 16 November 2022, the Senior Coroner for Manchester North issued a Regulation 28 report on the death of Awaab's Law

November 2022

Campaign for Awaab's Law. On 16 November 2022, Manchester Evening News and Shelter launched a campaign with the support of the Ishak family for 'Awaab's Law'.

July 2023

Social Housing Regulation Act 2023 becomes law: on 20 July 2023 the Social Housing Regulation Act attained Royal Assent





Awaab's Law: legislation

Awaab's Law is now included in the Social Housing Regulation Act 2023. Clause 42 (Social housing leases: remedying hazards) requires the Secretary of State to set out new duties on social landlords to address hazards including, but not limited to, damp and mould in social homes within a fixed time period.

Awaab's Law will imply into social housing tenancy agreements a term that requires landlords to comply with time limits which will be set out in regulations. In practice, this means if social landlords fail to comply, tenants can hold their landlords to account by taking legal action against them through the courts.

Awaab's Law: consultation

The details of the requirements that will be set by the Secretary of State will be settled through consultation. This includes the proposed timescales for repairs. Following consultation, we'll bring these requirements into force as soon as Parliamentary time allows.

The intent of Awaab's Law is to prevent any social renters from having to go through what the Ishak family went through. Awaab's Law will set clear requirements on social landlords as to how quickly they must respond to reported hazards in their homes. These legal requirements can inform how social landlords manage their properties to ensure their safety and quality. If social landlords fail to act, tenants will have stronger legal grounds to challenge them in the courts.

Contact details for consultation

socialhousingsafety@levellingup.gov.uk

Want to be notified when the consultation is launched? Please [follow this link](#).