

Awaab's Law Compliance Checklist

Are your systems meeting 2026 enforcement standards?

A quick guide for social housing providers



Key compliance milestones

October 2025 - 24-hour repair enforcement for damp and mould

2026 expansion - Statutory timeframes now include excess cold, fire and electrical hazards

2027 - Expansion to cover all 29 HHSRS hazards for all housing providers

What you must be able to do

- ✓ Log and triage all 29 HHSRS health hazards
- ✓ Investigate and make safe within 24 hours
- ✓ Issue written summaries within 3 working days
- ✓ Start remedial works within 5 working days
- ✓ Automate audit trails to defend legal claims
- ✓ Prioritise repairs aligned with tenant health data
- ✓ Proactively monitor to prevent recurrence



Common risks to watch for

- Siloed systems = missed 24hr repairs
- Manual triage = 3-day summary failure
- Poor audit trails = legal disrepair claims
- Reactive data = breach of contract risks

Turn compliance into opportunity

- Bridge existing systems (no rip-and-replace needed)
- Automate 3-day summaries and urgent repair alerts
- Ensure full auditability to defend against legal claims
- Reduce pressure on teams with automated hazard triage



Source: Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025; Social Housing (Regulation) Act 2023

See what good looks like in practice