

Housing Advisory Board– Actions

1. Provide a brief update on the actions being taken to prepare for Awaab's law (Phase 2)

Awaab's Law Phase 2 extends the current legal requirements for damp and mould to a wider range of housing hazards, including fire safety, electrical hazards, excess cold and heat, structural risks, falls hazards and hygiene-related issues. The new requirements come into force on 30 November 2026 and will require landlords to identify, investigate and resolve significant hazards within prescribed timescales, further strengthening tenant safety and regulatory compliance.

Our focus will continue ensuring that hazards are identified quickly, appropriately risk assessed and managed within clear timescales, with particular attention given to emergency and significant-risk cases. We are currently reviewing the staffing resources we have available to ensure we are adequately resourced to meet the extension of Awaab's law to further hazards. We are also investigating the new QL upgrade to support with case management of the law.

These actions will help ensure the service is well prepared to meet the new requirements and continue to prioritise tenant safety and regulatory compliance.

Whilst further guidance and implementation details are still emerging nationally, the service is taking a proactive approach to ensure systems, processes, resources and governance arrangements are in place ahead of Phase 2, with tenant safety and regulatory compliance remaining the key priorities.

2. Provide information on whether there is any link between damp and mould and overcrowding in a property

At present, we do not hold sufficient data to quantify or demonstrate a direct relationship between overcrowding and damp and mould within our housing stock.

However, national housing and public health guidance recognises that overcrowding can be a contributing factor in some cases. Higher occupancy levels can increase moisture generation through everyday activities such as cooking, bathing and clothes drying. Where ventilation is inadequate, this additional moisture can contribute to condensation and mould growth. Equally, damp and mould can arise from a range of other factors, including building defects, leaks, inadequate heating, poor insulation and ventilation issues.

As a result, overcrowding should be considered as one of several potential contributing factors rather than a sole cause of damp and mould. Our current assessment processes focus on identifying and addressing the underlying causes of each case on an individual basis, regardless of occupancy levels.

We are reviewing the data requirements associated with Awaab's Law Phase 2 preparations and will consider whether additional information should be collected to better understand any local correlation between occupancy levels, property conditions and damp and mould cases.