# Awaab’s Law compels UK landlords to tackle mould with new rapid monitoring tech



The UK housing sector is poised for significant changes with the upcoming implementation of Awaab’s Law, set to take effect in October 2025. This landmark legislation mandates that social housing landlords thoroughly investigate complaints regarding damp and mould within a strict timeline. Specifically, landlords will be required to respond to such complaints within 14 days, provide written findings within 48 hours, and initiate necessary repairs within seven days. In cases of emergency hazards, landlords must resolve these issues within 24 hours or arrange for the relocation of affected tenants. Failure to comply with these regulations could result in legal repercussions and substantial fines.

This initiative emerges in the wake of a tragic incident involving Awaab Ishak, a two-year-old who died as a result of prolonged exposure to mould in his home. In a bid to enhance housing safety and quality, the government aims to strengthen these regulations further, with a phased approach that will extend to the private rented sector starting in 2027. Housing Minister Matthew Pennycook reinforced the necessity of swift action from landlords, stating that the measures outlined in the Renters’ Rights Bill would ensure that legal frameworks hold landlords accountable for hazardous living conditions.

In response to these impending regulations, many landlords are urged to reassess their approach to property maintenance, particularly concerning damp and mould issues—an increasing legal liability and health risk for tenants. Long-term exposure to such conditions has been linked to serious health concerns, including respiratory illnesses and chronic conditions such as asthma. Furthermore, the financial implications are notable: remediation costs for damp and mould can range from £500 to £10,000 per property, while average legal claims for disrepair now stand at approximately £5,000. The imposition of greater regulatory pressures means that landlords who choose to neglect their responsibilities risk facing not only fines and court actions but also reputational damage in an increasingly competitive rental market.

To facilitate compliance with the upcoming regulations, ResiSure has introduced a rapid monitoring solution aimed at helping landlords act swiftly upon receiving tenant complaints. ResiSure’s innovative technology can be deployed in under five minutes, requiring no mains power, Wi-Fi, or structural modifications, which typically pose barriers in traditional smart home solutions. The system offers continuous monitoring of humidity, temperature, and air quality, significantly enhancing landlords' ability to detect mould risks before they escalate into violations. Automated compliance reports generate a clear audit trail that can mitigate disputes while ensuring landlords are able to meet their legal obligations effectively from day one.

As the implementation date approaches, the requirements for landlords will evolve. Awaab’s Law necessitates immediate action from landlords to audit their properties, notably identifying potential damp and mould risks before they result in tenant complaints. Immediate deployment of ResiSure sensors allows for ongoing monitoring that adheres to the new regulations. To further streamline compliance, landlords are encouraged to establish automated reporting systems that will facilitate real-time communication with tenants, potentially resolving disputes before they escalate.

While this forthcoming legislation promises to elevate standards within the housing sector, the onus is firmly on landlords to adapt swiftly. Ignoring the impending changes could lead to significant legal and financial repercussions. Industry voices are calling for proactive measures; Deputy Prime Minister Angela Rayner asserts, “Landlords can’t be allowed to rent out dangerous homes and shamelessly put the lives of their tenants at risk.” As Awaab’s Law becomes a reality, it is clear that compliance will not only be a legal requirement but also a moral imperative for the future of tenant housing rights in the UK.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.property118.com/awaabs-law-is-coming-can-landlords-act-fast-enough-resisure-ensures-compliance-in-under-5-minutes/), [[2]](https://www.gov.uk/government/news/awaabs-law-to-force-landlords-to-fix-dangerous-homes), [[5]](https://www.bbc.co.uk/news/articles/c70k7kr5rjjo)
* Paragraph 2 – [[1]](https://www.property118.com/awaabs-law-is-coming-can-landlords-act-fast-enough-resisure-ensures-compliance-in-under-5-minutes/), [[4]](https://www.clarkewillmott.com/news/awaabs-law-october-2025/), [[6]](https://www.mobysoft.com/resources/blogs/awaabs-law-what-it-means-for-social-landlords-tenants/)
* Paragraph 3 – [[3]](https://www.resisure.co.uk/news/compliance-solution-for-landlords), [[7]](https://www.venti-group.com/awaabs-law-what-housing-providers-should-expect/)

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## Bibliography

1. <https://www.property118.com/awaabs-law-is-coming-can-landlords-act-fast-enough-resisure-ensures-compliance-in-under-5-minutes/> - Please view link - unable to able to access data
2. <https://www.gov.uk/government/news/awaabs-law-to-force-landlords-to-fix-dangerous-homes> - The UK government has announced the implementation of Awaab's Law, effective from October 2025, mandating social landlords to investigate and address dangerous damp and mould issues within specified timeframes. Landlords must repair all emergency hazards within 24 hours, with non-compliance potentially leading to legal action and fines. This legislation honours Awaab Ishak, a two-year-old who tragically died due to prolonged exposure to mould in his home. The law aims to enhance housing safety and quality, with plans to extend its provisions to the private rented sector in the future.
3. <https://www.resisure.co.uk/news/compliance-solution-for-landlords> - ResiSure offers a rapid compliance solution for landlords in anticipation of Awaab's Law, which comes into effect in October 2025. Their real-time monitoring system can be deployed in under five minutes, enabling landlords to promptly investigate and address damp and mould complaints. The system operates without the need for mains power, Wi-Fi, or structural modifications, providing 24/7 monitoring of humidity, temperature, and air quality. Automated compliance reports and predictive analytics assist landlords in meeting legal obligations and preventing potential issues before they escalate.
4. <https://www.clarkewillmott.com/news/awaabs-law-october-2025/> - Clarke Willmott LLP discusses the phased introduction of Awaab's Law, set to commence in October 2025. The law requires social landlords to investigate and rectify dangerous damp and mould hazards within fixed timescales and repair all emergency hazards within 24 hours. The article highlights the potential legal implications for landlords, including increased claims for specific performance and personal injury, as tenants gain clearer rights to demand timely repairs. The phased approach aims to ensure effective implementation and compliance within the social housing sector.
5. <https://www.bbc.co.uk/news/articles/c70k7kr5rjjo> - The BBC reports on the government's announcement of Awaab's Law, effective from October 2025, which compels social landlords in England to investigate and resolve damp and mould issues within strict timeframes. The law is named after Awaab Ishak, a two-year-old who died from mould exposure in 2020. The implementation will be phased, with timeframes for other hazards, such as structural and electrical issues, not introduced until 2026 at the earliest. Housing charity Shelter expressed concerns about potential delays posing risks to tenant health and safety.
6. <https://www.mobysoft.com/resources/blogs/awaabs-law-what-it-means-for-social-landlords-tenants/> - Mobysoft provides an overview of Awaab's Law, detailing its impact on social landlords and tenants. The law mandates landlords to promptly investigate and address damp and mould concerns upon notification, with specific timeframes for action. It also strengthens the powers of the Housing Ombudsman and incorporates these regulations into tenancy agreements, empowering tenants to demand decent living conditions. The article emphasizes the importance of landlords considering tenants' health conditions when assessing hazards and highlights the law's enforceability due to its time-bound nature.
7. <https://www.venti-group.com/awaabs-law-what-housing-providers-should-expect/> - VENTI Group Ltd outlines the core provisions of Awaab's Law, detailing the phased implementation starting in October 2025. Phase 1 focuses on damp and mould issues, requiring landlords to conduct thorough inspections, implement a 14-day investigation protocol for reported cases, and establish a 24-hour emergency repair service for urgent health hazards. The article also discusses the legal obligations and enforcement mechanisms, including the Regulator of Social Housing's role in ensuring compliance and the empowerment of tenants to seek legal redress for non-compliance.