

If you needed Awaab's law audits here tomorrow



you'd call: 0203 859 9588

At Fortis Property Services, we are committed to assisting housing associations, councils, landlords, and property managers in complying with the latest legal requirements in social housing, including the provisions of Awaab's Law. Our comprehensive services address hazards such as damp, mould, and other safety concerns promptly and effectively. We work proactively to create healthier, safer living environments that meet both regulatory standards and residents' expectations.

To ensure properties meet the stringent requirements, we are able to provide comprehensive property assessments to identify existing and potential hazards, including damp, mould, and structural issues. Utilising modern equipment and techniques, we ensure identified hazards are promptly rectified. Systems can be implemented to continuously monitor property conditions, ensuring ongoing compliance. In addition, our detailed reporting offers clear insights and actionable recommendations, helping property owners stay ahead of potential issues, with regular follow-up inspections and maintenance plans. Simply contact us today to discuss your business needs.

We'll be there when you need us.



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Unit 30, The Joiners Shop, Main Gate Road, Historic Dockyard, Chatham, Kent, ME4 4TZ

Awaab's law? How does that affect me?



Overview of Awaab's Law

Awaab's Law, integrated into the Social Housing (Regulation) Act 2023, was enacted in response to the tragic death of two-year-old Awaab Ishak in December 2020, attributed to prolonged exposure to mould in his family's social housing flat. This legislation mandates that social landlords in England address hazardous conditions, such as damp and mould, within specified timeframes to ensure tenant safety and well-being.

Awaab's Law aims to eradicate several persistent issues in social housing:

Health Risks from Damp and Mould: Prolonged exposure to damp and mould can lead to respiratory problems and other health issues. The law ensures timely remediation to protect tenant health.

Delayed Maintenance Responses: By enforcing strict timelines, the law addresses the problem of landlords delaying necessary repairs, ensuring a prompt response to hazardous conditions.

Inadequate Housing Standards: The legislation promotes higher living standards in social housing by holding landlords accountable for maintaining safe and habitable conditions.

Implications for Landlords

Under Awaab's Law, social landlords are legally obligated to:

Promptly Investigate and Remediate Hazards: Landlords must inspect reported issues like damp and mould swiftly and undertake necessary repairs within legally mandated timeframes.

Enhance Property Maintenance: Regular property inspections and proactive maintenance are essential to prevent hazardous conditions, ensuring compliance and safeguarding tenant health.

Adhere to Stricter Enforcement: Local authorities now possess enhanced inspection and enforcement powers. Non-compliance can result in significant financial penalties, legal action, or criminal prosecution.

Legal Implications of Non-Compliance

Failure to comply with Awaab's Law can result in severe legal consequences for landlords, including:

Financial Penalties: Landlords may face substantial fines for failing to address hazardous conditions within the stipulated timeframes.

Legal Action: Tenants have the right to take legal action against landlords who do not fulfil their obligations under the law, potentially leading to court orders mandating repairs.

Reputational Damage: Non-compliance can harm a landlord's reputation, affecting tenant trust and future business prospects.



Contact us today for expert help!
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