

Awaab's Law Hazard Record

An Awaab's Law hazard record for social landlords: the report, triage, investigation, rooms affected with the measured damp or mould, the written summary, safety and preventative work and every update to the tenant, with working days counted against the fixed timeframes.

1. Report

Project

Client

Site *

Site address

Property location

Mark it at the front door. In a block or on an estate it shows which home the record is about. Tap Mark current location on site. It saves the coordinates, a grid reference and the accuracy.

Date the landlord became aware *

Time

Tenant *

Tenant phone or email

Reported by (choose one)

☐ Tenant ☐ Contractor or staff on a visit ☐ Third party ☐ Other

What was reported *

Does anyone in the household have a health condition or vulnerability that raises the risk?

☐ Yes ☐ No

What is it, and how does it affect the risk? (if applicable)

UK GDPR places special restrictions on recording health information. Record only what the triage needs.

Awaab's Law timeframes. Emergency hazards: investigate and complete the relevant safety work within 24 hours. Significant hazards: investigate within 10 working days of becoming aware, send the tenant a written summary within 3 working days of the investigation concluding, and complete the relevant safety work within 5 working days of it. For both, begin (or take steps to begin) the supplementary preventative work within 5 working days of the investigation; if it cannot begin then, it must begin as soon as reasonably practicable and within 12 weeks. These requirements come from the Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025, made under section 10A of the Landlord and Tenant Act 1985, which implies them as a term of social housing tenancies in England. They apply to registered providers of social housing.

2. Triage

Initial view * (choose one)

- ☐ Potential emergency hazard
- ☐ Potential significant hazard
- ☐ Routine repair, not a significant hazard

Hazard (choose one)

- ☐ Damp and mould growth
- ☐ Excess cold
- ☐ Excess heat
- ☐ Falls (on the level, on stairs or between levels)
- ☐ Structural collapse and falling elements
- ☐ Fire and explosions
- ☐ Electrical hazards
- ☐ Domestic hygiene
- ☐ Other

If applicable: Phase 1 (from 27 October 2025) covers all emergency hazards and significant damp and mould hazards. Phase 2, from 30 November 2026, extends the significant hazard requirements to excess cold, excess heat, falls, structural collapse, fire and explosions, electrical hazards and domestic hygiene. Until 30 November 2026 the Phase 2 duties are not yet in force for these hazards.

If applicable: Emergency. The investigation and the safety work must both happen within 24 hours.

Triaged by

3. Investigation

Investigation date *

Time

Calendar days since the landlord became aware (if applicable; worked out automatically in the app)

Working days since the landlord became aware (weekends taken off) (if applicable; worked out automatically in the app)

Day one is the working day after the landlord became aware.

If applicable: More than 10 weekdays after the landlord became aware. A significant hazard must be investigated within 10 working days. Weekends are taken off; bank holidays, Christmas Day and Good Friday are not, so take off any in the period before deciding whether it was late.

If applicable: The investigation date is before the date the landlord became aware. Check the dates.

If applicable: Over 24 hours for an emergency hazard.

If applicable: The investigation was the day after. Check the times are within 24 hours.

If applicable: Check this is within 10 working days of the landlord becoming aware (day one is the day after). Calendar days are shown above.

Investigated by *

Investigator signature

Finding * (choose one)

☐ Emergency hazard ☐ Significant hazard ☐ No significant or emergency hazard

Rooms affected (copy this block for each one; if applicable)

Room *

What was found and the likely cause

Moisture reading, as displayed

On plaster most meters show a relative reading, not a moisture content. Compare it with a dry wall in the same home.

Reading on a dry wall

Width of the damp or mould (m)

Measure from a photo with a door or window in the same wall, or use a tape. Measuring from a photo gives an estimate.

Height of the damp or mould (m)

Area affected (m²) (if applicable; worked out automatically in the app)

Photos (photos: attach, or note the file names)

Rooms affected (if applicable; worked out automatically in the app)

Total area affected (m²) (if applicable; worked out automatically in the app)

4. Written summary

Date the written summary was sent to the tenant

Calendar days after the investigation (if applicable; worked out automatically in the app)

Working days after the investigation (weekends taken off) (if applicable; worked out automatically in the app)

If applicable: More than 3 weekdays after the investigation. The written summary is due within 3 working days of the investigation concluding. Weekends are taken off; bank holidays, Christmas Day and Good Friday are not, so take off any in the period before deciding whether it was late.

The summary includes (tick all that apply)

- ☐ Whether a significant or emergency hazard was found, and what it is
- ☐ The action to be taken, with target dates to begin and complete it
- ☐ If no action, that none is required and why
- ☐ How to contact the landlord

If applicable: The written summary must say whether a significant or emergency hazard was found and what it is; the action to be taken with target dates to begin and complete it, or that no action is required and why; and how to contact the landlord. It is sent within 3 working days of the investigation concluding. It is not needed if all the work is finished within those 3 working days, but the tenant must be told the work is done.

5. Works

Relevant safety work (if applicable)

Safety work completed on (if applicable)

Working days after the investigation (weekends taken off) (if applicable; worked out automatically in the app)

If applicable: More than 5 weekdays after the investigation. Relevant safety work for a significant hazard must be completed within 5 working days of the investigation concluding, unless the household has been offered suitable alternative accommodation. Weekends are taken off; bank holidays, Christmas Day and Good Friday are not, so take off any in the period before deciding whether it was late.

Could the safety work be done within the timeframe? (if applicable)

- ☐ Yes ☐ No

If applicable: If safety work cannot be completed in time, the landlord must secure suitable alternative accommodation for the household, at its own expense.

Alternative accommodation arranged (if applicable)

Supplementary preventative work to stop it coming back (if applicable)

Preventative work started on (if applicable)

Working days after the investigation (weekends taken off) (if applicable; worked out automatically in the app)

Calendar days after the investigation (if applicable; worked out automatically in the app)

If applicable: More than 5 weekdays after the investigation. Preventative work must begin within 5 working days unless that is not reasonably practicable, in which case steps to begin it must be taken in that time. Record those steps in the updates. Weekends are taken off; bank holidays, Christmas Day and Good Friday are not, so take off any in the period before deciding whether it was late.

If applicable: More than 12 weeks after the investigation. Where preventative work could not begin within 5 working days, it must still begin within 12 weeks, counted from the day after the investigation.

Preventative work completed on (if applicable)

The regulations require it to be completed within a reasonable time.

Safety and preventative work actions (copy this block for each one; if applicable)

Action needed *

Priority (choose one)

☐ Urgent ☐ High ☐ Medium ☐ Low

Owner

Due date

Status (choose one)

☐ Open ☐ In progress ☐ Completed

Photos (photos: attach, or note the file names)

6. Tenant updates

Updates to the tenant (copy this block for each one)

Date *

How (choose one)

☐ Phone ☐ Email ☐ Letter ☐ Text ☐ In person

What was said, including how to keep safe

Updates to the tenant (worked out automatically in the app)

Status * (choose one)

☐ Open ☐ Safety work done, preventative work open ☐ Closed

Closed by

Signature of the person closing the case