

Awaab's Law timescales at a glance

Every deadline for social landlords in England, both hazard tracks, all three phases. Sources: GOV.UK Awaab's Law guidance; SI 2025/1042.

The deadlines

Obligation	Timescale
Emergency hazard: investigate AND make safe	Within 24 hours of becoming aware
Investigate potential significant hazard (damp & mould, Phase 1)	Within 10 working days
Written summary of findings to tenant	Within 3 working days of investigation concluding
Complete relevant safety work	Within 5 working days of investigation concluding
Begin supplementary preventative work	Within 5 working days - at latest 12 weeks
Suitable alternative accommodation if home cannot be made safe	Immediately, at the landlord's expense

Phases and hazards covered

Phase	In force	Hazards
Phase 1	27 Oct 2025 (live)	Emergency hazards + significant damp and mould
Phase 2	30 Nov 2026	Excess cold/heat, falls, structural collapse, fire/explosions, electrical, domestic hygiene
Phase 3	2027 (scheduled)	All remaining HHSRS hazards except overcrowding

The rule that catches landlords out

Timescales run from the point the landlord becomes aware of a potential hazard - any report, from any channel, starts the clock. Working days exclude weekends and bank holidays; the 24-hour emergency deadline runs continuously.

When the accommodation duty triggers

If relevant safety work cannot be completed within the deadlines, the landlord must secure suitable alternative accommodation for the whole household - including children who stay at least one night a week - at the landlord's expense, until the home is safe, a new investigation clears it, or the tenant confirms in writing it is no longer needed.

Independently researched using official UK Government guidance and recognised housing sector sources (GOV.UK, legislation.gov.uk). Reviewed regularly by Jigsaw Conferences' operational housing team. General information only - not legal advice. Verified 11 August 2026.