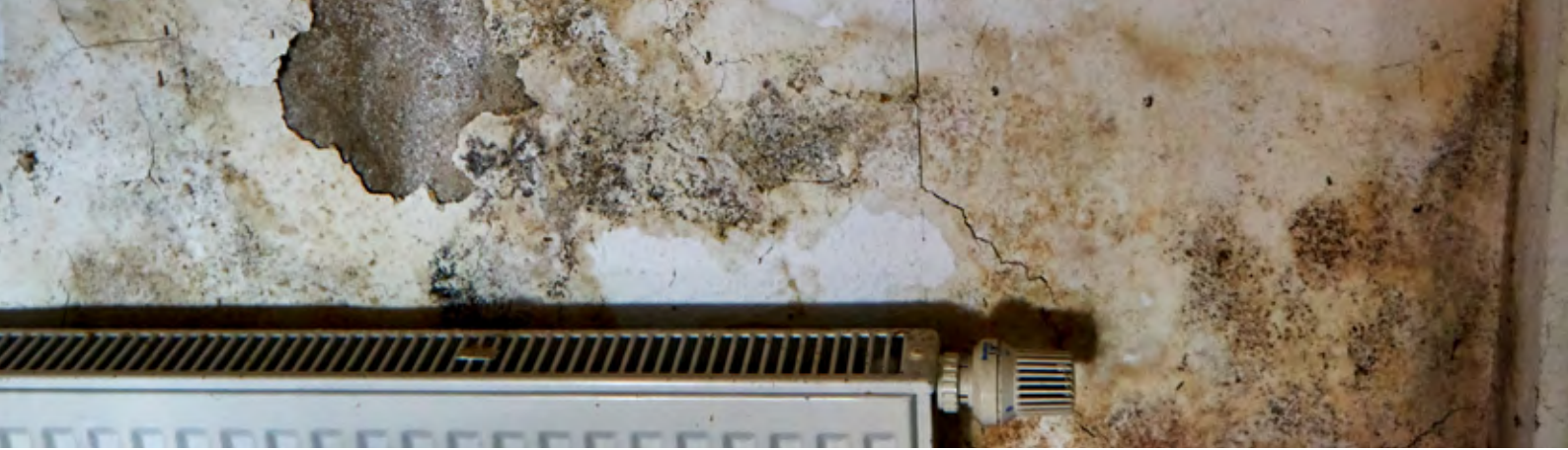




BREATHE EASY: A Landlord's Guide to Awaab's Law

Solutions to monitor, measure, and report damp and mould



What is Awaab's Law

Awaab's Law has brought into focus a Landlord's obligations to quickly address damp and mould in their properties to safeguard their tenants' health. It obliges them not only to investigate and fix dangerous damp and mould within a set time frame, but also repair all emergency hazards within 24 hours.

The new law comes into force in October 2025, with additional requirements in 2026, and by 2027 the requirements of Awaab's law will expand to the remaining hazards as defined by the Housing Health and Safety Rating System (HHSRS).

What is the extent of the problem?

The law is being introduced following the death of two-year-old Awaab Ishak which was attributed to prolonged exposure to mould in his family's rented home.

Indoor mould contributes to up to half of all new asthma cases in the UK, according to Public Health England, along with other serious health issues, such as eye irritation, eczema, and fungal infections.

How can technology help meet my new obligations?

Modern property management and control technologies can help Landlords stay ahead of and comply with the impending regulatory changes. If a dwelling is overcrowded, too cold, or poorly ventilated, humidity rises, providing mould with the ideal conditions to grow. Today's technologies can remotely check whether heating systems are working properly to prevent damp and mould from occurring.

Vericon's MouldSense solution helps Landlords to monitor, measure, and report damp and mould to meet their future legal obligations, demonstrate compliance, and protect their tenants from harm.

continued...

What are Landlords' obligation under Awaab's Law?

Landlords have a duty to maintain decent living standards so must proactively prevent health and safety hazards through regular checks and maintenance, including damp and mould.

If a complaint is received about damp and mould from a tenant, they landlord must:

- Investigate the hazard within 14 days
- Provide tenants with a report of the findings within 48 hours detailing next steps
- Complete all emergency hazard repairs within 24 hours
- For any other hazard which poses a health or safety risk, start repairs within 7 days
- Complete all other repairs within a "reasonable time" under the Landlord and Tenant Act 1985
- Possibly provide alternative accommodation if emergency or other repairs cannot be completed promptly.

Landlord's and their letting agents must maintain detailed records of all communications with the tenant and of the repair process.



How Vericon's MouldSense solution helps Landlords comply with Awaab's Law

Remotely monitors boilers

- Identifies and alerts landlords of faults, enabling preventative maintenance to take place
- Automatically tops up water pressure and keeps the boiler running efficiently reducing heating costs for tenants
- Reduces expensive emergency call-outs.

Monitors humidity and temperature

- Alerts Landlords when heating or moisture levels are likely to encourage the growth of mould so they can fix issues.

Realtime reporting

- Helps Landlords meet their reporting obligations with a complete audit trail of actions to demonstrate compliance.

MouldSense, part of Vericon's proven HomeHub series, includes Vericon's Boiler Control and Monitoring unit which provide real-time information about a boiler's 'health'. The unit can detect potential faults in advance – from leaks, to ignition failures and other faults – and send the data in real-time to the Landlord, who can then perform preventative maintenance. It includes an autofill device which reduces maintenance call outs by detecting the difference between a burst pipe and normal pressure fluctuations, and automatically topping up the system with water to keep the boiler working efficiently and cost effectively at all times.

Every activity is automatically registered, from preventative maintenance to emergency call outs, helping Landlords with their record-keeping obligations.

Even if the boiler is working properly, the recent cost of living crisis and rising energy prices have led to many people turning down the dial on their heating controls. Vericon's solution also comprises battery-operated temperature and humidity sensors that

can be placed around a property to identify and alert Landlords of potential risks.

The technology assesses the risk in each room every five minutes, providing accurate information about what is really going on inside. It means Landlords can decide if fixing a fault is necessary or whether educating tenants about the health risks associated with damp and mould will prevent an issue from occurring before it has time to escalate.

Plug and play

Vericon's latest MouldSense technology is plug and play, which makes it quick and easy to install. It means you could be just 15 minutes away from total peace of mind for you and your tenants. More than this, **our solution addresses 22 of the 29 categories of housing hazard as defined in HHSRS**, meeting not only your immediate needs, but also many of your future obligations.



If you want to see how Vericon can help you get ready today for the introduction of Awaab's Law call us on 01242 582 555

Breathe Easy with Vericon MouldSense