

Brighton & Hove City Council

Council

Agenda Item 62

Subject: Awaab's Law

Date of meeting: 18 December 2025

Proposer: Councillor Lademacher

Seconder: Councillor McLeay

Ward(s) affected: All

Notice of Motion

Green Group

This council notes:

- 1) The heartbreaking story of toddler Awaab Ishak's death as a result of damp and mould in his home, which shone a spotlight into poor living conditions across households in Britain.
- 2) Awaab's Law – which took effect on 27th October 2025 to prevent similar deaths – places strict timelines on some landlords to address emergency and significant hazards in their properties.
- 3) While Awaab's Law applies to all social landlords, it does not apply to long leasehold, owner-occupied, low-cost home ownership, temporary or occupied under a license, supported accommodation, or shared ownership properties.
- 4) That all tenants across Brighton & Hove struggling with damp and mould-infested properties, including those currently excluded from Awaab's law, deserve to live in healthy and well-maintained homes, free from conditions that could impact health and wellbeing.

Therefore, Council resolves to:

- 1) Request that a report comes to a future Cabinet meeting, exploring how we as a council can expand the intention of Awaab's Law to cover as many tenants as possible, including but not limited to:
 - a. reviewing future external accommodation contracts, setting out clear targets and inspection schedules, and taking more proactive action on current contracts.
 - b. working in close partnership with council tenants on how to improve and prioritise housing maintenance of council-owned properties.
 - c. investigating how elements of Awaab's Law could improve the landlord licensing scheme, and whether the wider roll-out of the scheme could be sped up.

Supporting Information:

Shelter, Awaab's law:

https://england.shelter.org.uk/professional_resources/news_and_updates/how_awaabs_law_changes_the_rules_on_hazards_in_social_housing