

Brighton & Hove City Council

Council

Agenda Item 62

Subject: Awaab's Law

Date of meeting: 18 December 2025

Proposer: Councillor Williams
Seconder: Councillor Sheard

Ward(s) affected:

Notice of Motion

Labour Group Amendment

That deletions are made as shown with ~~strikethrough~~ below and additional recommendations are added as shown in ***bold italics*** below:

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) ***The Government's*** 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) ***The Government's historic Renters Right Act 2025 which includes welcome proposals to extend Awaab's Law to privately rented homes.*** 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.
- 5) ***The Administration has taken bold action on housing quality including introducing a landlord licensing scheme, radically reducing the council repair backlog, restoring HMO licensing, and directly purchasing council and temporary accommodation.***

Therefore, Council resolves to:

- 1) Request that ***the next update to Cabinet about the Administration's Housing Strategy includes a review of what we have done so far in relation to Awaab's Law for our council tenants and what more we can do in relation*** 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 **for external accommodation contracts, and robust management of, 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. ~~addressing poor property conditions in the private rented sector through implementing the next phase of the Administration's 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.~~

Recommendations to read if carried:

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) The Government's 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) The Government's historic Renters Right Act 2025 which includes welcome proposals to extend Awaab's Law to privately rented homes
- 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.
- 5) The Administration has taken bold action on housing quality including introducing a landlord licensing scheme, radically reducing the council repair backlog, restoring HMO licensing, and directly purchasing council and temporary accommodation.

Therefore, Council resolves to:

- 1) Request that the next update to Cabinet about the Administration's Housing Strategy includes a review of what we have done so far in relation to Awaab's Law for our council tenants and what more we can do in relation to:
 - a. setting out clear targets and inspection schedules for external accommodation contracts, and robust management of, current contracts.

- b. addressing poor property conditions in the private rented sector through implementing the next phase of the Administration's landlord licensing scheme.

