

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 ~~striketrough~~ 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.

