

Consultation outcome

Awaab's Law: Consultation on timescales for repairs in the social rented sector

From: Ministry of Housing, Communities and Local Government
([/government/organisations/ministry-of-housing-communities-local-government](https://government/organisations/ministry-of-housing-communities-local-government)) and
Department for Levelling Up, Housing and Communities
([/government/organisations/department-for-levelling-up-housing-and-communities](https://government/organisations/department-for-levelling-up-housing-and-communities))

Published 9 January 2024

Last updated 25 June 2025 —

Applies to England

This consultation has concluded

Read the full outcome

[Awaab's Law: Consultation on timescales for repairs in the social rented sector - government response](https://government/consultations/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector-outcome/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector-government-response)
([/government/consultations/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector/outcome/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector-government-response](https://government/consultations/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector/outcome/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector-government-response))

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Awaab's Law: final stage Impact Assessment

(https://assets.publishing.service.gov.uk/media/685b9240454906840a44d654/Awaab_s_Law_Final_Stage_Impact_Assessment.pdf)

PDF, 392 KB, 26 pages

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Detail of outcome

This is the government response to the consultation:
Awaab's Law: Consultation on timescales for repairs in the social rented sector

Original consultation

Summary

A consultation on new requirements under 'Awaab's Law', including timescales for repairs in the social rented sector.

This consultation ran from
12:01am on 9 January 2024 to 11:59pm on 5 March 2024

Consultation description

Everyone deserves to live in a home that is decent, safe and secure. Awaab's Law, which was introduced in the landmark Social Housing Regulation Act 2023, requires landlords to investigate and fix reported health hazards within specified timeframes.

The primary purpose of this consultation is to set those timeframes, and government is seeking views from across the sector. The new rules will form part of

a tenancy agreement, so that tenants can hold landlords to account by law if they fail to provide a decent home.

This is part of a package of publications relating to social housing quality, forming a crucial part of the government's action to eradicate hazards from social homes and improve standards across the sector.

Documents

[Awaab's Law: Consultation on timescales for repairs in the social rented sector](#)

[\(/government/consultations/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector\)](https://government/consultations/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector)

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[Public sector equality duty: Equality analysis for Awaab's Law](#)

[\(/government/consultations/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector/public-sector-equality-duty-equality-analysis-for-awaabs-law\)](https://government/consultations/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector/public-sector-equality-duty-equality-analysis-for-awaabs-law)

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[Awaab's Law consultation stage impact assessment](#)

[\(https://assets.publishing.service.gov.uk/media/6597dcf3d7737c000ef33489/Awaab_s_Law_Consultation_Stage_Impact_Assessment.pdf\)](https://assets.publishing.service.gov.uk/media/6597dcf3d7737c000ef33489/Awaab_s_Law_Consultation_Stage_Impact_Assessment.pdf)

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