

Annexe One

Consultation Questions

Q1 Do you agree that Awaab's Law should apply to all HHSRS hazards, not just damp and mould?

Q2 Do you agree the right threshold for hazards in scope of Awaab's Law are those that could pose a significant risk to the health or safety of the resident?

Q3 If you have answered 'no' to any of the questions in this section, please provide an explanation (with evidence where possible) and/or an alternative suggestion.

Proposal 1: Initial investigations of potential hazards

Q4 Do you agree with the proposal that social landlords should have 14 calendar days to investigate hazards?

Q5 Do you agree that medical evidence should not be required for an investigation?

Q6 If you have answered 'no' to any of the questions in this section, please provide an explanation (with evidence where possible) and/or an alternative suggestion.

Proposal 2: Written summaries of investigation findings

Q7 Do you agree with the proposal for registered providers to provide a written summary to residents of the investigation findings?

Q8 Do you agree with the minimum requirements for information to be contained in the written report?

Q9 Do you agree registered providers should have 48 hours to issue the written summary?

Q10 If you have answered 'no' to any of the questions in this section, please provide an explanation (with evidence where possible) and/or an alternative suggestion

Proposal 3: Beginning repair works

Q11 Do you agree with the proposal that if an investigation finds a hazard that poses significant risk to the health or safety of the resident, the registered provider must begin to repair the hazard within seven days of the report concluding?

Q12 Do you agree that in instances of damp and mould, the registered provider should take action to remove the mould spores as soon as possible?

Q13 Do you agree with the proposed interpretation of 'begin' repair works?
(Note: consider 'beginning' repair works would entail a worker being on site physically starting to repair and rectify a hazard.)

Q14 If you have answered 'no' to any of the questions in this section, please provide an explanation (with evidence where possible) and/or an alternative suggestion.

Proposal 4: Completing repair works

Q15 Do you agree that the registered provider must satisfactorily complete repair works within a reasonable time period, and that the resident should be informed of this time period and their needs considered?

Q16 If you have answered 'no' to the question in this section, please provide an explanation (with evidence where possible) and/or an alternative suggestion

Proposal 5: Timescales for emergency repairs

Q17 Do you agree that timescales for emergency repairs should be set out in legislation?

Q18 Do you agree that social landlords should be required by law to action emergency repairs as soon as practicable and, in any event, within 24 hours?

Q19 If you have answered 'no' to any of the questions in this section, please provide an explanation (with evidence where possible) and/or an alternative suggestion.

Proposal 6: Decanting if the property cannot be made safe immediately

Q20 Do you agree that landlords should arrange for residents to stay in temporary accommodation (at the landlord's expense) if the property can't be made safe within the specified timescales?

Q21 If you have answered 'no' to the question in this section, please provide an explanation (with evidence where possible) and/or an alternative suggestion

Proposal 7: Record keeping

Q22 Do you agree that Awaab's Law regulations should include provisions for a defence if landlords have taken all reasonable steps to comply with timeframes, but it has not been possible for reasons beyond their control?

Q23 If you have answered 'no' to the questions in this section, please provide an explanation (with evidence where possible) and/or an alternative suggestion

Impact Assessment - assessing the costs and benefits of Awaab's Law

Q24 Do you agree with the assessment that proposals 1, 3, 4, 5, 6 and 7 will create small net additional costs to the sector?

Q25 If not, please can you provide additional information?

Q26 Do you agree with the assessment of the net additional costs of proposal 2

- [Note Proposal 2: estimated that the average annual costs associated with proposal 2 (written summaries) will be £10.3m for private registered providers and £5.1m for

local authority registered providers. This is a combined total sector average annual cost of £15.4m in present value terms.

Q27 If not, please can you provide additional information

Q28 Do you agree with the assumptions we have made to reach these estimates?
If not, please can you provide additional information?