



# Awaab's Law: Raising Standards While Accelerating Decarbonisation in Social Housing



# Agenda

- Introduction to YES
- Awaab's Law
  - What is it?
  - Compliance requirements
  - Consequences of non-compliance
  - Private landlords
- How to mitigate the risk
- Case studies
- Remediation
- How YES can support
- How this can benefit Local Authorities
- Q&A



# About YES

A Community Interest Company on a mission to:



**Alleviate fuel poverty**

**Drive energy efficiency**  
*(via installations and advice)*

**Reduce CO<sub>2</sub> emissions**

Positive social impact at scale:



**26,995**  
Households supported



**9,044**  
Measures installed



**£9m**  
Annual savings



**A stable, reliable delivery partner:**

- 25 years of delivery
- 110 staff
- £74m annual turnover

# Social purpose

**Profit-for-purpose reinvested to benefit communities we support:**



We have no shareholders but have a strong commercial focus



We use our surplus to support communities in fuel poverty



Committed >£1m in FY2025-26

# Working in partnership



## Partnership Development

We work collaboratively with partners to deliver tailored solutions.



# Accreditations & Awards

Consistently recognised for exceptional delivery:

ISO 9001  
ISO 14001  
ISO 45001  
ISO 22458



CYBER  
ESSENTIALS



PAS2030



Constructionline



# Awaab's Law – what is it?



# Compliance requirements

Awaab's Law mandates strict timelines for social housing landlords in England & Wales to investigate and fix damp, mould, and emergency hazards:

Subject Matter	Requirement	Timeframe
Emergency Hazards	A hazard posing an "imminent and significant risk" to health or safety must be investigated and made safe	Within 24hrs
Significant Hazards	Damp & mould requires a thorough investigation	Within 10 working days
Fixing Significant Hazards	Repairs to eliminate the hazard	Within 5 working days of the investigation's conclusion
Written Summary	A written report on the investigation findings must be provided to the tenant	Within 3 working days of the investigation's completion
Preventative Work	Further, long-term, or preventative work	Within 5 working days & completed within 12 weeks

# Consequences of non-compliance



# Private landlords

Awaab's Law has been extended to the private rental sector via the Renters' Rights Act (enforced from 1 May 2026).

Landlord database – a new digital database to be created to aid transparency & assist councils target enforcement.

How are councils monitoring compliance?



# How to mitigate the risk

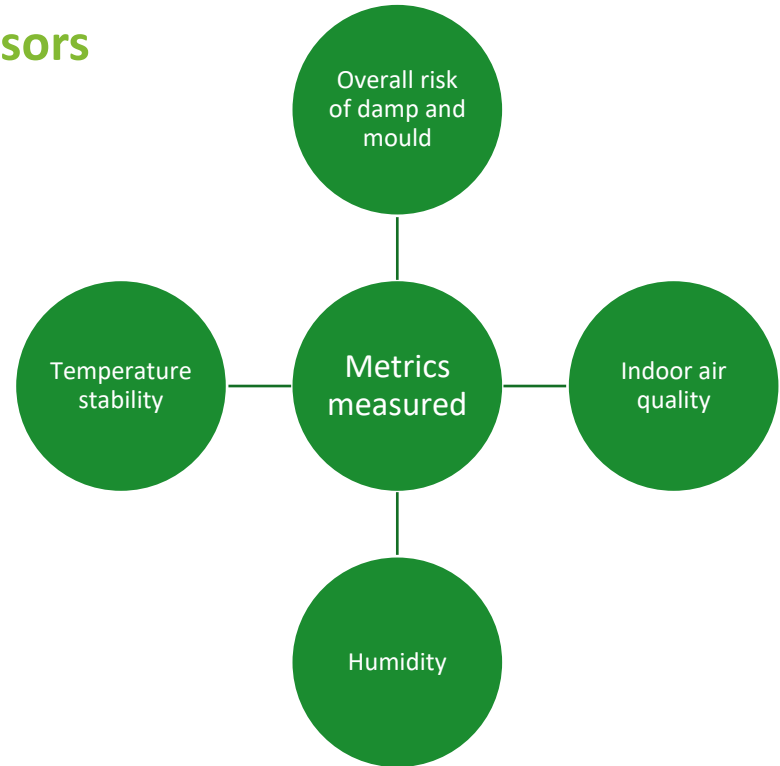
## The role of environmental monitoring sensors

The platform provides access to live environmental data, enabling:

- Identification of trends
- Setup of alert thresholds
- Generation of reports to inform investigations

Dashboard available to the landlord through an online portal & householder through a user-friendly app

Devices can also be linked to fire & carbon monoxide sensors to provide a complete monitoring solution



# Monitoring platform



# Monitoring platform



## North Yorkshire case study

Environmental & fire safety sensors are being installed in **84** properties, alongside wider retrofit works as part of the Social Housing Decarbonisation Fund programme

## Calderdale case study

**4** properties were fitted with environmental sensors as part of the Warm Homes pilot.

YES are delivering a 12-month monitoring programme to demonstrate the impact of insulation measures carried out



## Immediate remediation

- Home-Fresh® Technology has been tested & accredited by the HSE to remove mould safely and prevent its return

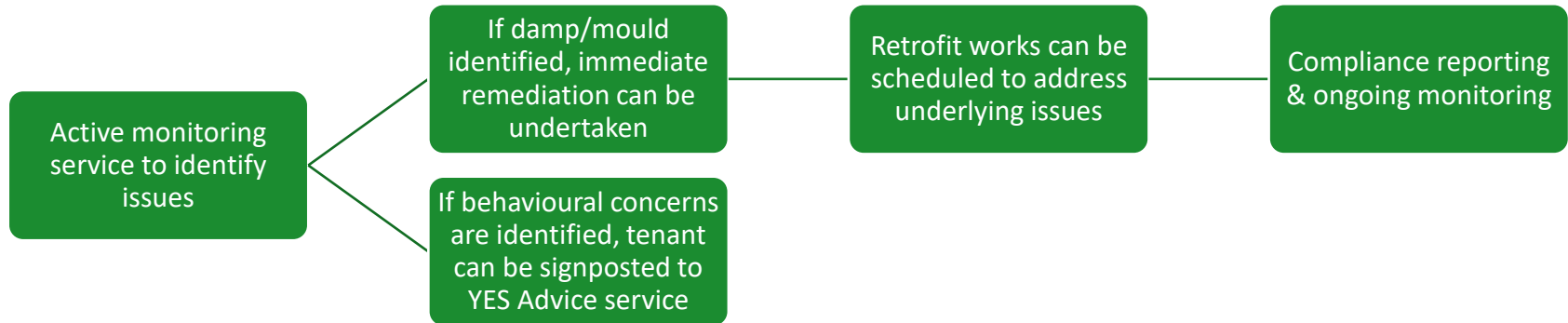
## Retrofit works

- Insulation
- Heating
- Renewables
- Ventilation upgrades
- Remedial works



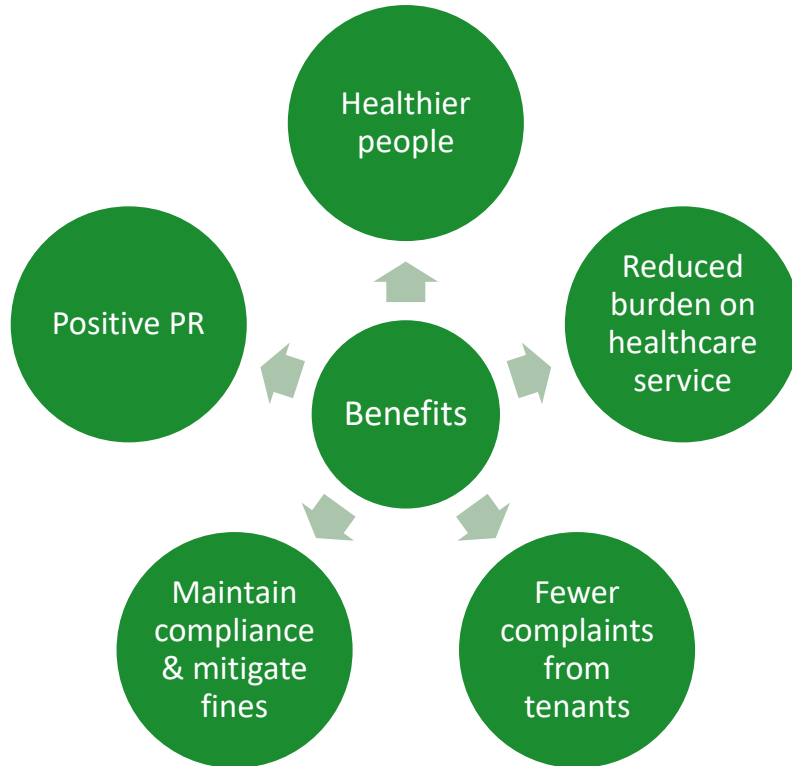
# How YES can support

YES can provide a 'one-stop shop' on behalf of social & private landlords to maintain compliance:



With the risk of penalties & prosecution, can you afford not to take preventative measures?

# Benefits attained





# Q & A

