

The Investigation and Commencement of Repair (Scotland) Regulations 2026

Awaab's Law

Staff Procedure

The Investigation and Commencement of Repair (Scotland) Regulations 2026 came into force on 6 October 2026. From that date, social and private landlords in Scotland must investigate reports of damp or mould and start any necessary repairs within set timescales.

The Regulations are commonly known as Awaab's Law, in memory of Awaab Ishak from Rochdale, England, who died from a severe respiratory condition in 2020. In 2022, the coroner found that prolonged exposure to black mould in Awaab's home contributed to the death. Damp and mould can seriously affect tenants' health and wellbeing, and the risks increase the longer the problem is left untreated.

Under the new Regulations, landlords **must investigate a report of damp or mould within 10 working days of becoming aware of it.**

If qualifying work is needed, the work must start within 5 working days of the investigation and be completed within a further 20 working days.

Reporting Process

If an officer sees damp or mould during a visit, or a tenant tells them about it, **the officer must** report it straight away. The tenant should not be asked to contact the Council separately afterwards.



While still at the property with the tenant, the officer should call the Call Centre on 01294 310000 and report the damp or mould. The officer should then agree the inspection date offered by the call handler with the tenant and make sure the appointment is suitable.



This makes sure the problem is officially recorded and that the required process and timescales start without delay.

Timeline Reminder

Report **immediately** ➡ Investigation within **10** working days

Work to start within **5** working days of investigation and completed in the next **20** working days.

