Awaab's Law in Scotland

The New Timescales Landlords Need to Know

Landlords **must ensure they meet each deadline** and demonstrate that the required action has been taken within the specified timescales.



1. Become aware

The process begins when the landlord becomes aware of a potential damp or mould problem. This could be through:
A report from a tenant, Information from another person, routine inspection, discovering damp or mould while carrying out other repairs.

2. Investigate - within 10 working days

A competent person must investigate the damp or mould within 10 working days of the landlord becoming aware of the issue.

3. Provide a written summary - within 3 working days

Following the investigation, landlords must provide the tenant, or their representative, with a written summary of the findings within 3 working days.

4. Start repairs - within 5 working days

Where substantial damp or mould has been identified, required repair work must be commenced within 5 working days of the investigation being concluded.

5. Complete repairs

For social landlords, repairs must generally be completed within a maximum of 20 working days from commencement of the repair work. The aim is not simply to remove visible mould, but to ensure, as far as reasonably practicable, that the home will continue to be substantially free from damp and mould.