

Awaab's Law in Scotland: landlord checklist

For damp and mould reports under the Investigation and Commencement of Repair (Scotland) Regulations 2026, in force from 6 October 2026. Applies to social and private landlords. Timescales are in **working days**.

1. Record when you became aware

- Date you (or your agent) became aware the home may be affected by damp or mould
- Who reported it, how, and what was described
- Rooms affected, how long noticed, whether it is getting worse, access arrangements

2. Arrange and complete the investigation — within 10 working days

- A competent person with the necessary skills and experience investigates
- Record who investigated, visit dates and findings
- Record whether the home is substantially free from damp and mould

3. Issue the written summary — within 3 working days after the investigation concludes

- Name the people or organisations who investigated
- Brief process and findings, explicitly confirming whether the home is substantially free from damp and mould
- Any repair work carried out during the visit
- If substantial damp or mould: work required and a target timeframe for starting it
- If not: the reasons why, and any work under your own repair policy
- Record the date and method of issue (the timescale is when it is issued, not received)

4. Record required repairs and actual commencement

- Repair work commences within 5 working days after the day the investigation concluded
- Record the actual date work started and who carried it out

5. Keep communications and evidence

- Messages, notes, photographs, the summary and invoices kept together per case
- Record the reason if a key date changes

6. Handling exceptional circumstances

- If circumstances beyond your control prevent you meeting a timescale, notify the tenant of the specific duty, the reasons and a revised timeframe
- Use the tenant's usual communication method and account for their needs
- Until you can comply, take reasonable steps where practicable to minimise the damp or mould

7. Follow up after repairs

- Check the home remains substantially free from damp and mould, as far as reasonably practicable
- Record the follow-up and outcome

Private and social landlords

Duty	Social landlords	Private landlords
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Investigate	Within 10 working days	Within 10 working days
Written summary	Within 3 working days of conclusion	Within 3 working days of conclusion
Start repairs (if substantial damp/mould)	Within 5 working days of conclusion	Within 5 working days of conclusion
Complete repairs	Within 20 working days of starting	Within a reasonable time

Official sources

The Investigation and Commencement of Repair (Scotland) Regulations 2026:

<https://www.legislation.gov.uk/ssi/2026/173/contents/made>

Awaab's Law: guidance for landlords in Scotland: <https://www.gov.scot/publications/awaabs-law-guidance-landlords-scotland/>

This checklist is general information based on the Scottish Government guidance (last updated 9 September 2026), reviewed 7 October 2026. It is not legal advice and using it does not guarantee compliance. Always check the current regulations and guidance.