

PE2143/D: Introduce legislation to require all landlords to tackle damp and mould to specified standards

Scottish Government written submission, 10 November 2025

Thank you for your email on the above petition PE2143 and request for information on the Scottish Government's plans and engagement for implementing Awaab's Law in the Private Rented Sector. I sincerely apologise for the delay in responding.

As the Committee will be aware, subject to Parliament's agreement, the Scottish Government is committed to bringing Awaab's Law into force, starting with damp and mould, in the rented sector from March 2026 – ensuring landlords promptly address issues that are hazardous to tenants' health.

Officials hosted a series of roundtables between 22 September - 2 October 2025, which included engagement with some of the key stakeholders from the Private Rented Sector, to ensure that any timescales for investigating and commencing repairs under Awaab's Law balances the needs of the tenants and supporting landlords.

The outputs of these sessions are currently being analysed to inform implementation, with secondary legislation anticipated to be laid early 2026.

The Scottish Government agrees that repairs measures should be appropriate, considered and of good quality. We will issue guidance in connection with implementation of Awaab's Law, subject to Parliament's approval, which will seek to ensure landlords appropriately identify and tackle the root cause of damp and mould.

Better Homes