SITE survey. APP

SITE SURVEY REPORT

Awaab's Law Hazard Record

Prepared for	Holme Valley Homes
Date	1 Oct 2026
Site	Flat 12, Holme Court
Prepared by	R. Hale

FORM

Awaab's Law Hazard Record

1. Report

Project	Flat 12, Holme Court: damp and mould report (completed example)
Client	Holme Valley Homes
Site	Flat 12, Holme Court
Site address	Flat 12, Holme Court, Huddersfield
Property location	Front door, Flat 12, Holme Court · 53.647120, -1.791340 (SE 13890 16755, ±5 m)
Date the landlord became aware	1 Oct 2026
Time	09:40
Tenant	D. Mensah
Tenant phone or email	07700 900111
Reported by	Tenant
What was reported	Black mould spreading around the bedroom window and on the ceiling.
Does anyone in the household have a health condition or vulnerability that raises the risk?	No

Awaab's Law timeframes. Emergency hazards: investigate and complete the relevant safety work within 24 hours. Significant hazards: investigate within 10 working days of becoming aware, send the tenant a written summary within 3 working days of the investigation concluding, and complete the relevant safety work within 5 working days of it. For both, begin (or take steps to begin) the supplementary preventative work within 5 working days of the investigation; if it cannot begin then, it must begin as soon as reasonably practicable and within 12 weeks. These requirements come from the Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025, made under section 10A of the Landlord and Tenant Act 1985, which implies them as a term of social housing tenancies in England. They apply to registered providers of social housing.

2. Triage

Initial view	Potential significant hazard
Hazard	Damp and mould growth
Triaged by	Repairs centre, L. Ford

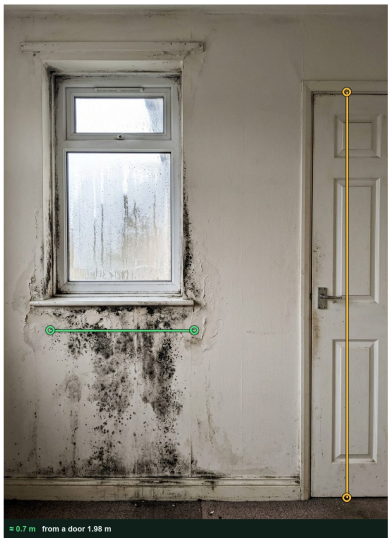
3. Investigation

Investigation date	8 Oct 2026
Time	10:00
Calendar days since the landlord became aware	7
Working days since the landlord became aware (weekends taken off)	5
Investigated by	R. Hale
Finding	Significant hazard

Rooms affected 1: Bedroom 1

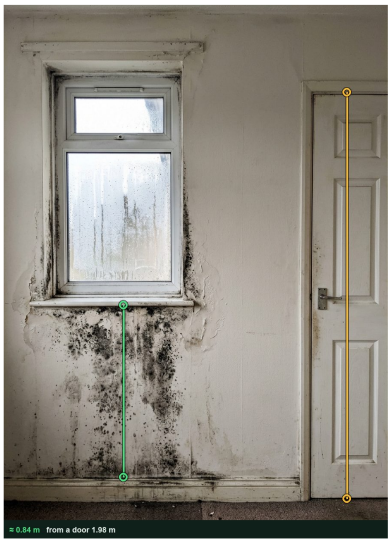
Room	Bedroom 1
What was found and the likely cause	Black mould around the window and down the wall below it to the skirting, and on the ceiling corner; heavy condensation on the glass; trickle vents closed and the window seals failed.
Moisture reading, as displayed	24
Reading on a dry wall	11
Width of the damp or mould (m)	0.70

Width of the damp or mould (m): measuring photo



Height of the damp or mould (m)	0.84

Height of the damp or mould (m): measuring photo



Area affected (m²)	0.59

Photos





Rooms affected 2: Bathroom

Room	Bathroom
What was found and the likely cause	Mould spots on the ceiling above the bath; extractor fan not running.
Moisture reading, as displayed	19
Reading on a dry wall	11
Width of the damp or mould (m)	0.60
Height of the damp or mould (m)	0.40
Area affected (m²)	0.24

Rooms affected	2
Total area affected (m²)	0.83

4. Written summary

Date the written summary was sent to the tenant	9 Oct 2026
Calendar days after the investigation	1
Working days after the investigation (weekends taken off)	1
The summary includes	Whether a significant or emergency hazard was found, and what it is, The action to be taken, with target dates to begin and complete it, How to contact the landlord

> The written summary must say whether a significant or emergency hazard was found and what it is; the action to be taken with target dates to begin and complete it, or that no action is required and why; and how to contact the landlord. It is sent within 3 working days of the investigation concluding. It is not needed if all the work is finished within those 3 working days, but the tenant must be told the work is done.

5. Works

Relevant safety work	Mould wash and anti-fungal treatment; dehumidifier provided.
Safety work completed on	13 Oct 2026
Working days after the investigation (weekends taken off)	3
Could the safety work be done within the timeframe?	Yes
Supplementary preventative work to stop it coming back	Fit a continuous running extract fan and replace the failed window seals.
Preventative work started on	15 Oct 2026
Working days after the investigation (weekends taken off)	5
Calendar days after the investigation	7

6. Tenant updates

Updates to the tenant 1: 2026-10-01

Date	1 Oct 2026
How	Phone

What was said, including how to keep safe	Logged; investigation booked for 8 October; keep the room ventilated.

Updates to the tenant 2: 2026-10-09

Date	9 Oct 2026
How	Letter
What was said, including how to keep safe	Written summary with actions and target dates.

Updates to the tenant 3: 2026-10-13

Date	13 Oct 2026
How	Text
What was said, including how to keep safe	Mould wash done today. Preventative work: extract fan and window seals start 15 October.
Updates to the tenant	3
Status	Safety work done, preventative work open