



Raising the Standard

Connected Safety in Scottish Homes

December 2018

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Introduction of Awaab's Law in Scotland

The Investigation and Commencement of Repair Regulations



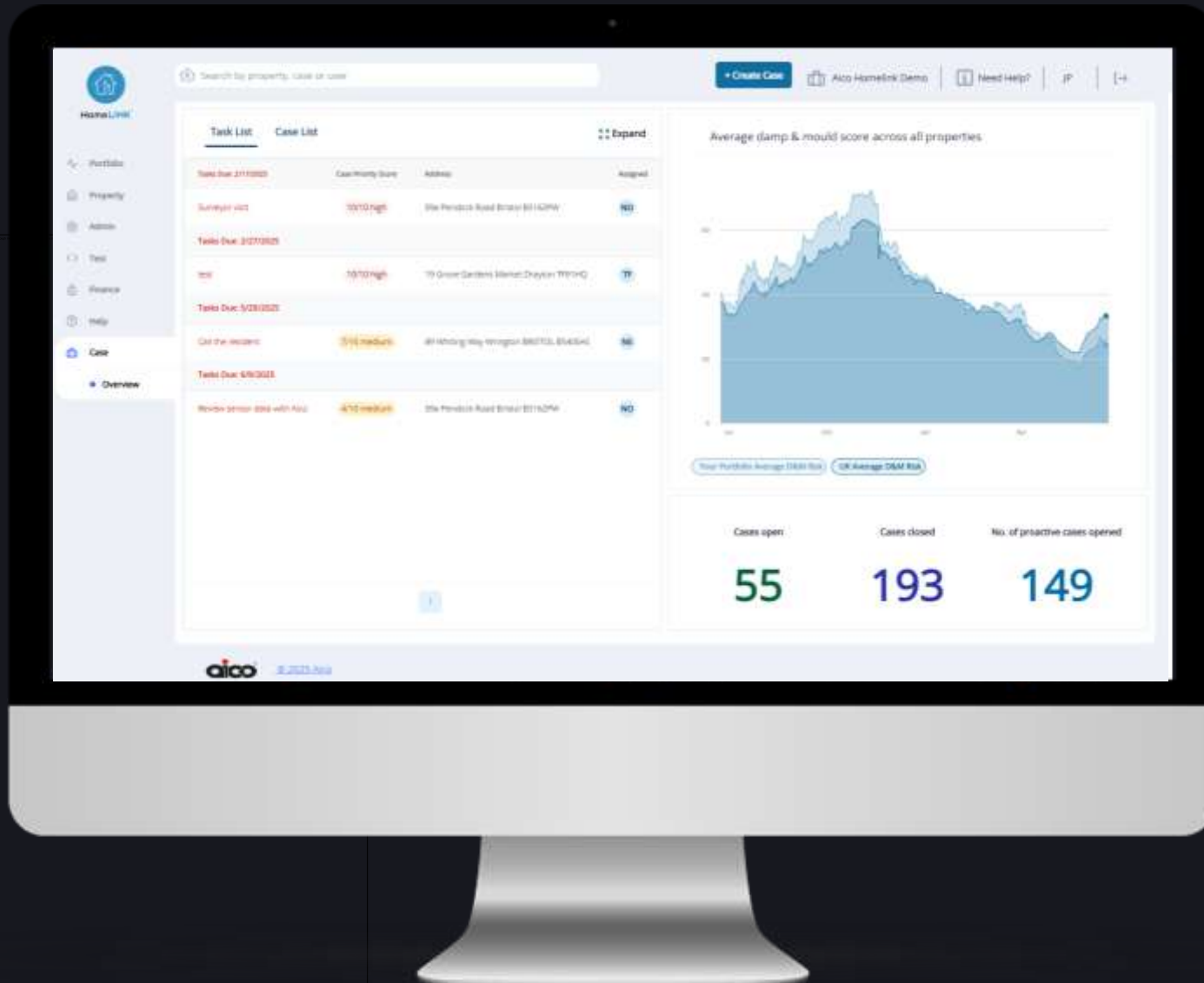
- Otherwise known as Awaab's Law
- Coming into force on **6th October 2026**
- Applicable to both private and social landlords
- Defines strict timeframes in which cases of damp & mould should be investigated and resolved
- Investigation must take place within **10 working days** of the landlord being made aware of the issue
- Landlord must provide resident with written summary of investigation within **3 working days** after the investigation concludes
- Repair works must **begin** within **5 working days** of the investigation concluding if **substantial** damp & mould identified
- Social landlords must ensure repair is **completed** within 20 working days
- Ensure the house will continue to be **substantially free from damp & mould**

How Can Landlords Ensure Compliance?



- Keep clear records showing:
 - Date that the report of damp and/or mould was received
 - Date of investigation completion and investigation findings
 - Any relevant communication issued to the resident, including date of issue
 - Any access issues or reasons for delays
 - Efforts to arrange repair works
 - Date of repair work commencement and completion

How Can Landlords Ensure Compliance?



Case Management Dashboard

- Designed to help Landlords manage cases of damp & mould reported by residents
- Summary & Case List - top level overview
- Case & Analysis view - drill down

How Can Landlords Ensure Compliance?





Proactive Alarm Replacement

The Tolerable Standard – 2019

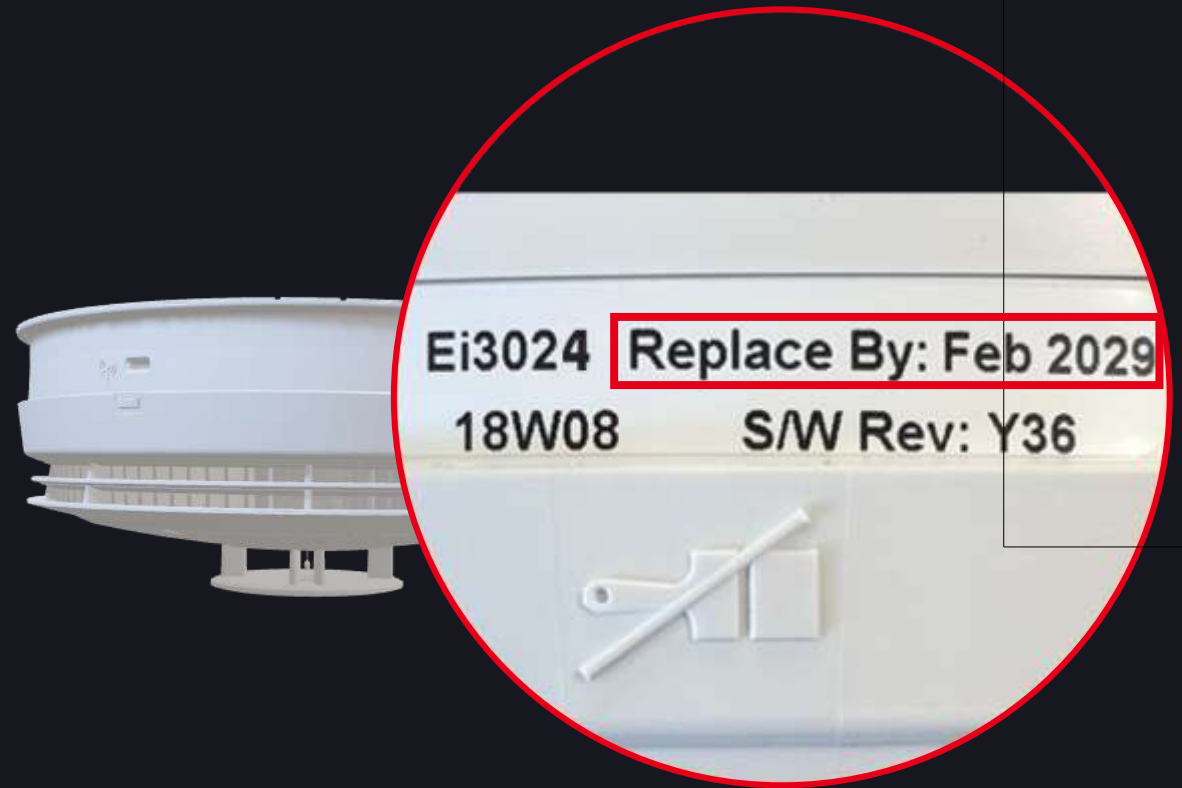


- In 2019, fire and carbon monoxide detection (CO) requirements within the Tolerable Standard were updated
- This extended the high standard of detection in private rentals to **all property types**, and included the following requirements:
 - Smoke alarms in every circulation space (typically hallway and landing) on each storey
 - Smoke alarm in the principle habitable room
 - Heat alarm in every kitchen
 - Fire alarms must all be interconnected
 - Carbon monoxide detection wherever there is a fuel burning appliance or a flue
 - Both sealed long-life battery and mains powered alarms are acceptable
- The deadline for compliance was February 2022
- Alarms that were installed in 2019 will soon be needing replacement

What Does This Mean for Landlords?

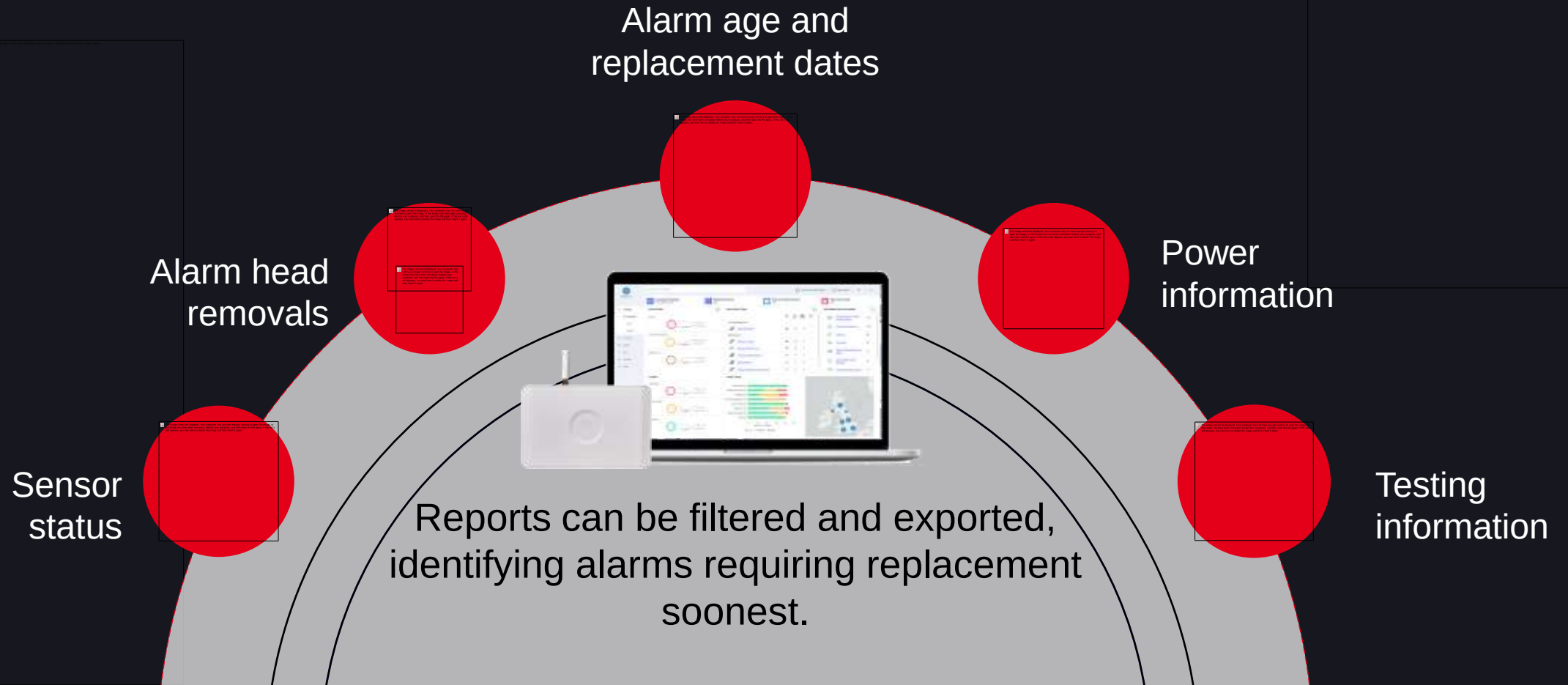
Replace alarms before
expiry to maintain
compliance.

Staggering
replacements can help
avoid backlogs.



What Does This Mean for Landlords?

Remote management of connected alarms allows you to check lifespan and health status of alarms remotely.



What Does This Mean for Landlords?



- Previous single sensors can be replaced with intelligent multi-sensor technologies with increased false alarm resistance
- We have 3 multi-sensor options for different applications
- RF modules for wireless interconnection
- A low-level control switch to identify alert types and allow easy testing
- Gateway and environmental sensors to monitor environmental conditions of the home and fire/CO compliance

