



Monthly Housing Insight

A Message from our Managing Director...

Hello, and welcome to the very first edition of our monthly newsletter. Impart links have been servicing our customers for over 20 years. Our breadth and service have grown, and we now have two sides of the business – Impart links Consultancy and Impart links Maintain. At Impart links, our priority has always been building strong, lasting partnerships and we recognise the vital role you play in providing safe, sustainable and affordable homes.



-  Our aim is to strengthen collaboration, keep you informed of key developments, and highlight how we can continue to add value in a rapidly evolving landscape.
-  Each month, we will share practical insights, industry updates, and useful tips to help you deliver safe, sustainable, and cost-effective homes for tenants.

I look forward to keeping you informed and continuing our journey together.

James Manifold, Managing Director

Industry Update: New Damp and Mould Guidance

The Regulator of Social Housing has released updated expectations on how providers should address damp and mould in social housing stock. The key takeaways from the new damp and mould legislation “Awaab’s Law” coming into effect in **October 2025** are:



1. Strict Timeframes for Investigation and Repair

Emergency hazards – including serious damp or mould posing imminent harm – must be investigated and remediated within 24 hours of tenant notification.

Significant Hazards (serious damp and mould but not classed as emergencies) must be investigated within 10 working days. Repairs commenced within 5 working days of that investigation.



2. Duty to Provide Alternative Accommodation

If the landlord cannot complete repairs within required timeframes, they must offer temporary alternative accommodation at their own expense.



3. Implied Contractual Term

Awaab’s Law introduces an implied term in all tenancy agreements: landlords are legally bound to meet these timelines for hazard reporting and repair. Breach could lead to compensation claims.

These reforms mark a major turning point in how social housing providers must manage the health and safety of their tenants. Acting swiftly to embed compliant processes and strong communication will be key to meeting legal obligations and minimising tenant risk. Read our full guidance here. <https://impartlinks.com/wp-content/uploads/2025/09/Damp-Mould-Guidance.pdf>

By integrating damp and mould regulations into stock condition surveys, providers can ensure homes are not only compliant but proactively maintained to safeguard residents’ health and safety. Contact us to find out how we can support your housing strategy with accurate data and actionable insights. [tps://impartlinks.com/stock-condition-surveys-ilc](https://impartlinks.com/stock-condition-surveys-ilc)

ILM Case Study

Impart links Maintain Delivers Maintenance Work for Registered Providers.



“Enhancing Homes Across **Warwickshire** with the **HEART Partnership**”

Challenge: Residents across Warwickshire need timely home adaptations and improvements to live safely, securely and comfortably.

Solution: Impart Links Maintain have secured a place on the HEART Framework, delivering works including shower conversions, building adaptations, roofing, damp proofing, windows and doors. By bringing our expertise and experience to this framework, we are proud to support the delivery of essential improvements.

Outcome: Since June, we have completed over 60 projects, improving safety, accessibility and quality of life for residents across Warwickshire.

Impart links Maintain are currently listed on a number of frameworks. We will provide a full update in next months issue.



Meet the Team

This month we shine a spotlight on Paul Kavanagh, our Contracts Manager. Paul began his career as an apprentice in engineering before moving into construction, where he quickly progressed to site supervisor. After gaining Health and Safety qualifications, he went on to teach in the field and later became Maintenance Supervisor for retirement schemes across South Birmingham. Today, Paul is one of our Contracts Managers, leading all maintenance projects in the West Midlands.

How we can help?

Need help with compliance, repairs or planned maintenance?

At Impart links we combine consultancy expertise with maintenance delivery to give housing providers complete support. Whether it is meeting new compliance standards, improving asset data, or delivering urgent repairs, we help you stay one step ahead.

Contact us at: admin@impartlinks.com

Visit: www.impartlinks.com

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