



**WHITE HORSE  
HOUSING**

# Health & Safety NEWSLETTER

**Winter 2026**

Tips and advice to keep you safe at home

## Awaab's Law comes into effect

Awaab's Law is named after Awaab Ishak, a two-year-old boy who died in 2020 after prolonged exposure to mould in his family's social housing home in Rochdale. The law says landlords must act quickly to resolve damp and mould issues – something we have always done but we have updated our procedure to make sure we respond quickly and effectively. You'll find it on our website. Scan the QR code on the right to find it or follow this link:  
[https://www.whitehorsehousing.co.uk/uploads/publications/Mould\\_procedure.pdf](https://www.whitehorsehousing.co.uk/uploads/publications/Mould_procedure.pdf)



## Health and safety scheme visits

Every year, in addition to the annual scheme visits, the housing team do an unannounced Health and Safety visit. On this occasion they are specifically looking for any issues that could be harmful to residents. These include: any trip hazards on paths and communal areas such as damaged drain covers or paving slabs etc, damaged boundary fences and even pests. Any issues found are recorded and raised to relevant contractors, as a matter of priority to ensure the safety of the area.

## Check those smoke alarms

We spend a lot of time indoors in winter so make sure your home is safe. Smoke and carbon monoxide (CO) alarms save lives, but only if they're working properly. Press the test button on every alarm once a month to check it sounds. Test them after changing batteries or returning home after being away too. If your alarm is beeping intermittently, this usually means the battery is low and needs replacing. Never remove batteries from alarms, even temporarily. If an alarm is damaged, missing or not working, report it to your housing association straight away so it can be repaired or replaced.





## Tips for tackling tricky mould

Mould and condensation is more likely in winter, when homes are heated and windows stay closed. Condensation forms when warm, moist air meets cold surfaces such as windows and outside walls. Open windows for short bursts every day to let fresh air in. Use extractor fans when cooking, showering or drying clothes indoors and keep lids on pans to reduce moisture. Keep your home at a consistent temperature, avoid blocking air vents and don't push furniture tight against walls. Wipe condensation away when you see it, and report any ongoing mould or damp promptly.

## Unattended candles are a hazard

Candle related fires result in around 350 casualties each year in the UK. Some 40 per cent of candle fires result in injury or death. Up to five house fires each day are caused by unattended candles, with most breaking out between 9pm and midnight. The largest cause of house fires in the UK is cooking accidents, with over half starting in the kitchen, often due to distractions or leaving appliances unattended, and often late at night. These risks underline why extra care is needed with candles and cooking, particularly in the evening when tiredness and lapses in attention are more likely.



## Be safe walking, running or cycling

The dark winter evenings can make walking, jogging or cycling more hazardous, especially on busy roads and poorly lit paths. Make yourself visible by wearing bright or reflective clothing and using lights when cycling, front and back. If you are walking, you might feel safer with reflective accessories, such as armbands or bag tags. Take familiar, well-lit routes where you can and avoid shortcuts through unlit areas. Slow down, watch for uneven surfaces and be alert for other road users who may not see you straight away. If you feel unsafe, consider travelling with someone else.

## Stay in touch

You can contact our office to report health & safety issues on 01380 850916 or email: [info@whitehorsehousing.co.uk](mailto:info@whitehorsehousing.co.uk).

Or why not register for our Tenant Portal to report issues and contact us online anytime? See our latest news at [whitehorsehousing.co.uk](http://whitehorsehousing.co.uk) or follow us on [Facebook](#) and [LinkedIn](#).