

HomeSense

IoT Damp & Mould Monitoring for Awaab's Law Compliance

Temperature · Humidity · CO2 sensor network with case management

Livedata Limited — Female-led | UK Public Sector

August 2026 · Concept — illustrative data

The Problem: Fixed Statutory Deadlines, Reactive Workflows

Awaab's Law is Now in Force

- Phase 1 in effect since 27 Oct 2025 for registered social landlords
- Emergency hazards: investigate and make safe within **24 hours**
- Significant hazards (damp & mould): investigate within **10 working days**
- Written summary to tenant within 3 wd · safety work within 5 wd · prevention within 12 weeks
- 2026/27: cold, heat, falls, fire, electrical and all remaining hazards

What this means for you: Miss a window and you face breach-of-contract claims, Ombudsman findings and RSH action — all of it on the clock.

Reactive Discovery Fails the Clock

- Damp and mould usually surface only when tenants report them — or when health is already affected
- Manual triage, spreadsheets and separate systems leave the evidence trail patchy
- The “reasonable steps” defence rests on records: when you became aware, what you did, when
- Sensor data and case management rarely live in one place

In practice: Without continuous monitoring and an audit trail, landlords are always reacting, and every complaint is an evidence battle.

What HomeSense Does

Sense · Alert · Comply

- **LoRa IoT sensors:** temperature, humidity, CO2 in every property
- **Continuous monitoring:** mould-risk conditions flagged before mould is visible
- **Auto-triage:** suggested significant vs emergency categorisation, tenant vulnerability context
- **Case management:** day-zero clock capture, statutory deadline tracking, tenant summaries

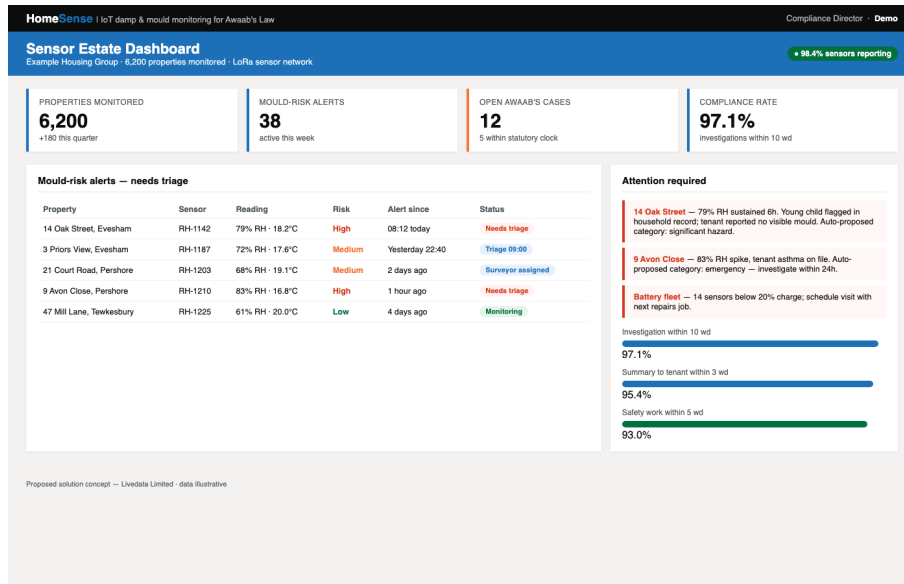
What this means for you: Day zero starts when the sensor flags a risk — with the evidence already recorded.

Prove It, Every Step

- Timestamped readings, notifications, investigations and communications
- Ombudsman- and RSH-ready records, TSM-aligned reporting
- AI/RAG assistant grounded in your policies and GOV.UK guidance
- UK-hosted, open-source stack, full IP transfer to your organisation

In practice: Compliance becomes a by-product of daily operations — not a scramble when a complaint lands.

Screen: Sensor Estate Dashboard



Portfolio at a glance:

- Properties monitored, sensor health and reporting rate
- Mould-risk alerts ranked by severity, ready for triage
- Open Awaab's Law cases with statutory-clock status

Attention panel:

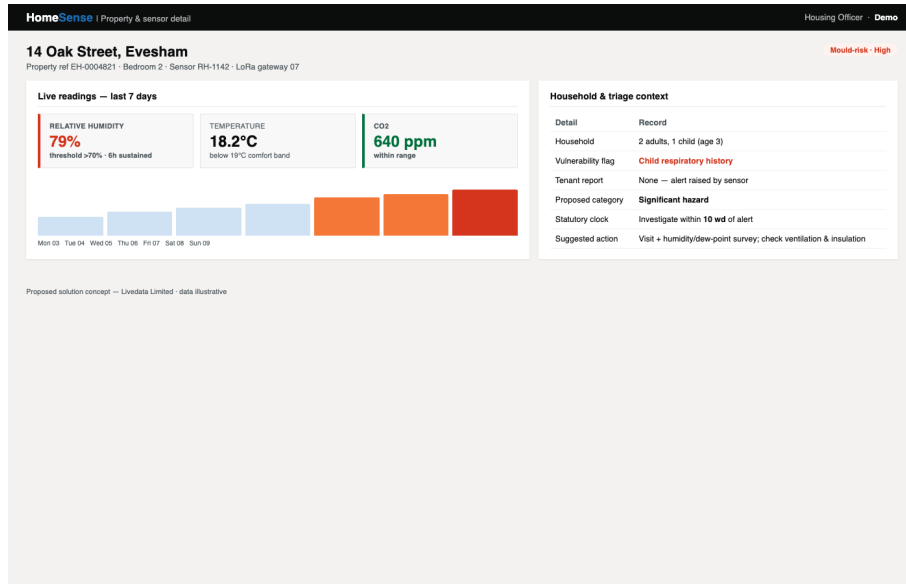
- Auto-proposed hazard category per property
- Vulnerability flags from household records

Compliance metrics:

- % investigations within 10 wd · summaries within 3 wd · safety work within 5 wd

What this means for you: One screen showing risk and compliance position across the whole portfolio.

Screen: Property & Sensor Detail



Live readings per property:

- Temperature, humidity, CO2 with thresholds and sustained-time flags
- 7-day history chart for trend and dew-point context

Triage context:

- Household record, vulnerability flags, tenant report history
- Auto-proposed category and statutory-clock deadline
- Suggested next action for the housing officer

What this means for you: Officers decide faster with the sensor evidence and tenant context on one screen.

Screen: Awaab's Law Case Management

HomeSense / Awaab's Law case management

Compliance Manager Demo

Case AW-2026-0482 — 14 Oak Street, Evesham

Investigation in progress

Statutory timeline — Awaab's Law

Day 0 · Landlord becomes aware

Due 04 Aug

Sensor alert: 79% RH sustained 6h · auto-triaged as significant hazard

Investigation

Due 18 Aug · 2 wd left

Surveyor visit scheduled 14 Aug · humidity/dew-point survey + ventilation check

Written summary to tenant

3 wd after investigation

Auto-drafted from survey findings, ready for approval

Safety work

5 wd after investigation

Mould treatment + ventilation upgrade · contractor slots held

Supplementary prevention

Start within 12 weeks

Insulation + extractor fan works scoped · monitor with sensors post-remedy

Audit trail (for Ombudsman / RSH)

Event	When	By
Sensor alert raised	04 Aug 08:12	System
Triage decision logged	04 Aug 08:45	Housing Officer
Tenant notified	04 Aug 09:10	System + SMS
Surveyor assigned	05 Aug 10:00	Compliance Manager
Visit booked	05 Aug 14:30	System

Proposed solution concept — Livedata Limited · data illustrative

Statutory timeline per case:

- Day zero · investigation (10 wd) · summary (3 wd) · safety work (5 wd) · prevention (12 wks)
- Live countdown with days remaining highlighted

Audit trail:

- Every event timestamped: alert, triage, tenant notification, surveyor, booking
- Ombudsman- and RSH-ready export

What this means for you: Every deadline is tracked and evidenced automatically — the “reasonable steps” defence writes itself.

Who HomeSense Is For

Priority	Segment	What they need it for
1	Large housing associations	Portfolio-wide damp & mould monitoring and Awaab's Law case management
2	Local authority housing teams	Statutory compliance records and Ombudsman-ready evidence
3	Mid-tier RSLs	Awaab's Law readiness without large in-house data teams
4	Stock-condition / compliance leads	Moving from reactive complaints to proactive monitoring
5	Void & repairs teams	Post-remedy verification that the fix holds

AI Assistant — Grounded in Your Own Data

HomeSense | AI assistant — grounded in your policies & GOV.UK guidance

Compliance Manager · Demo

Awaab's Law Assistant

Which Awaab's Law deadlines apply to the 14 Oak Street case?

Answer: This was triaged as a **significant hazard** (damp & mould). The landlord became aware on **04 Aug 2025**, so:

- Investigation within **10 working days** (due 18 Aug)
- Written summary within **3 working days** of the investigation concluding
- Safety work within **5 working days** of investigation concluding
- Supplementary prevention started within **12 weeks** of conclusion

If the survey finds an emergency hazard, switch to the 24-hour route.

Sources: [awaab-law-rego-2025](#) (S) 2025/1042 · [govuk-awaab-guidance](#) §4.1 · [case AW-2026-0482](#) (live record)

Answer: The tenant's child has a respiratory history. Under §3.2 of the guidance, that supports treating this as a significant hazard even before mould is visible — the sensor evidence (79% RH sustained 6h) is your day-zero record.

Sources: [govuk-awaab-guidance](#) §3.5 · [household-record-4821](#) · [sensor-log-RH-1142](#)

Ask

[Draft tenant summary](#) [Next deadline](#) [2026 hazard extensions](#)

How the answers stay grounded

- Ingest**
Regulations, GOV.UK guidance, your policies, tenant & sensor records
- Retrieve**
Semantic search over pgvector + BM25 hybrid — cites exact source passages
- Generate**
Plain-English answers with citations; no answer without a source
- Review**
Human-in-the-loop approval before anything is sent to a tenant

Guardrails: tenant-facing outputs require approval · legal advice disclaimer · full prompt & source audit log

Proposed solution concept — Livedata Limited · data illustrative

Ask in plain English:

- “Which deadlines apply to this case?” — answers cite the regulations, GOV.UK guidance and the live case record
- Drafts tenant summaries and triage notes for approval

RAG pipeline:

- Ingest: regulations, guidance, policies, tenant & sensor records
- Retrieve: pgvector + BM25 hybrid, cited source passages
- Generate: no answer without a source
- Review: human-in-the-loop before anything reaches a tenant

What this means for you: Defensible answers in seconds — built on Livedata’s live RAG pilots and pgvector platform.

Commercial Model

Component	Indicative pricing
Pilot: sensor deployment + dashboard in one neighbourhood	Per-property rate, fixed project fee
SaaS subscription per property (monitoring + case management)	Monthly per-property licence
AI/RAG assistant add-on	Per-seat monthly add-on
Managed service: surveying, data, compliance reporting	Optional, quoted per scope

Illustrative draft for discussion — subject to final scope, volume and procurement route (e.g. G-Cloud, DOS, housing frameworks). No day rates.

Why Livedata / Next Steps

Why Livedata

- Proven IoT: LoRa mesh, 2,000+ concurrent IoT data points delivered
- Modern stack: PostgreSQL, FastAPI, React; pgvector RAG on the WRAP platform
- JOSCAR-accredited, NHS DSPT Standards Met, ICO-registered, UK-hosted
- Housing sector depth: Futures Housing Group Data Tool bid, Rooftop Housing PME
- Female-led SME with director-level attention; open-source, full IP transfer

Our organisation: We build and operate public-sector platforms — HomeSense is our IoT compliance offering for social housing.

Next Steps

- 1. Pilot: deploy sensors + dashboard in one neighbourhood
- 2. Validate: readings against landlord inspections and tenant reports
- 3. Scale: roll out case management and AI assistant portfolio-wide
- 4. Extend: cold/heat, falls, fire and electrical for the 2026/27 phases

Contact: admin@livedata.link livedata.link