

Tenant and Resident Safety  
Appendix 1

Area	Legislative/ Regulatory Requirements	Cycle/ Frequency	Compliance at Q2 Position	Movement to date	Action Plan
Gas	<p><b>Statutory Requirement</b></p> <p>Gas Safety (Installation and Use) Regulations 1998</p>	<p><i>Gas appliances owned by Rosehill must have a safety check carried out within 364 days of the last check and at every change of tenancy</i></p>	Yes	14 no cases escalated to Stage 4; 7 no force access notices served; 1 no force access carried out	<p>N/A</p> <p>Current policy and procedures working</p>
Asbestos	<p><b>Statutory Requirement (Common Areas Only)</b></p> <p>Control of Asbestos Regulations 2012</p> <p>Regulations only cover non domestic properties and that includes common areas - closes, pends, lofts etc.</p> <p>"</p>	<p>All common areas must have an Asbestos Management Survey carried out</p>	Yes		<p>N/A</p> <p>Current policy and procedures working</p>

	<p>The Health &amp; Safety at Work Act 1974</p> <p>Regulations that cover our contractors and staff - these result in properties being tested for asbestos. Where a positive occurrence occurs we if we can remove the asbestos if left insitu dependant on type an annual inspection of its condition must be undertaken</p>	<p>Carry out refurbishment / management surveys where necessary</p> <p>One property requires annual inspection</p>	<p>Yes</p> <p>Yes</p>	<p>Inspection carried out in October 22</p>	
Electrical	<p>Non-statutory but potentially legal implications</p> <p>Housing (Scotland) Act 2006</p> <p>The Electrical Equipment (Safety) Regulations 1994</p> <p>Electricity at Work Regulations 1989</p> <p>The Health &amp; Safety at Work Act 1974</p>	<p>EICR to be carried out every 5 years</p>	No	<p>2 no properties remain outstanding</p>	<p>Case 1: Works required by Scottish Power. Actively working with tenant as meter is not in tenants name so Scottish Power will not attend.</p> <p>Case 2: Incident occur that led to restrictions being placed on tenant, these have now been removed. HM engaging with tenant to agree access. Historic issue with meter and then no credit led to EICR not being carried out.</p>

					<p>Both cases have mitigating circumstances out with the control of RHC</p> <p>With the exception of the 2 no. cases current policy and procedures working</p>
Fire	<p><b>Statutory Requirement</b></p> <p>The tolerable standard is amended by the Housing (Scotland) Act 1987 (Tolerable Standard) (Extension of Criterion) Order 2019</p>	<p>All properties to have LD2 type fire systems (interlinked smoke and heat detectors) within expiry dates</p> <p>Annual check carried out as part of gas safety check and separate check for non gas properties</p>	Yes	<p>Substantial upgrade contract completed during 2022</p> <p>Noted on CP12 / LD2 inspection certificate</p>	N/A

Fire	Non-statutory but seen as good practice	Common stairwells in low rise flatted developments inspected weekly	Yes		N/A
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