

Tenant and Resident Safety – Compliance and Performance
Appendix 1

Area	Legislative/ Regulatory Requirements	Cycle/ Frequency	Compliance / Performance at Q3 Position	Movement in the Qtr	YTD	Action Plan
Gas Safety	Statutory Requirement Gas Safety (Installation and Use) Regulations 1998	<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>	Yes	11 no cases escalated to Stage 4; 3 no. force access notices served; 3 no. force access carried out	24 no cases escalated to Stage 4; 7 no. force access notices served; 6 no. force access carried out	N/A Current policy and procedures working
Electrical Safety	Non-statutory but potentially legal implications Housing (Scotland) Act 2006 The Electrical Equipment (Safety) Regulations 1994 Electricity at Work Regulations 1989	EICR to be carried out every 5 years	No	1 no properties outstanding	2 no properties outstanding	Case 1: High ZE readings; Scottish Power issue Case 2: High ZE readings; Scottish Power issue 3 missed anniversary date (refer performance report)

	The Health & Safety at Work Act 1974					Current policy and procedures working
Water Safety	<p>Non-statutory but potentially legal/regulatory implications</p> <p>Health & Safety at Work Act etc. 1974 Management of Health & Safety at Work Regulations 1999 Control of Substances Hazardous to Health Regulations 2002, as amended L8 Legionnaires' Disease - The control of Legionella bacteria in water systems, Approved Code of Practice and Guidance (4th Edition) HSG274 Legionnaires' Disease – Technical Guidance (in 3 Parts) (2013)</p>	<p>Legionella risk assessments for all property types</p> <p>Legionella risk assessments in all void properties</p> <p>Annual reminder to tenants via newsletter re cleaning of shower head</p>	Yes			<p>Current policy and procedures working</p> <p>Risk assessments state low risk due to type of systems installed and continued usage of our properties</p>

	<p>IACL27 (rev2) Legionnaires' Disease – A Guide for Employers INDG458 Legionnaires' Disease – A brief guide for Duty Holders (2012) British Standard 8580: 2010 - Water Quality: Risk Assessments for Legionella Control The Private Water Supply (Scotland) 2006 The Water Supply (Water Fittings) (Scotland) Byelaws 2014 The Water Supply (Water Quality) (Scotland) Regulations 2001</p>					
Fire	<p>Statutory Requirement</p> <p>The tolerable standard is amended by the Housing</p>	<p>All properties to have LD2 type fire systems (interlinked smoke and</p>	Yes		Substantial upgrade contract completed during 2022	N/A

	(Scotland) Act 1987 (Tolerable Standard) (Extension of Criterion) Order 2019	heat detectors) within expiry dates Annual check carried out as part of gas safety check and separate check for non gas properties			Noted on CP12 / LD2 inspection certificate	
Fire Safety	Non-statutory but seen as good practice	Common stairwells in low rise flatted developments inspected weekly	Yes			N/A
Asbestos	Statutory Requirement (Common Areas Only) Control of Asbestos Regulations 2012 Regulations only cover non domestic	All common areas must have an Asbestos Management Survey carried out	Yes			N/A Current policy and procedures working

	<p>properties and that includes common areas - closes, pends, lofts etc.</p> <p>"</p> <p>The Health & 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>			
Damp and Mould	<p>Non-statutory but potentially legal/ regulatory implications</p> <ul style="list-style-type: none"> • Housing (Scotland) Act 2014. 	<p>Visit every reported case and carry out rectification works / give advice as appropriate</p>	Yes	23 no reported mould / dampness cases;	55 no reported mould / dampness cases	<p>Procedures for recording mould / dampness cases in place.</p> <p>ARC indicators introduced this reporting year.</p>

	<ul style="list-style-type: none"> • Health and Safety at Work Act etc. 1974. • Scottish Housing Quality standards (SHQS) 					Performance report is based on including carried forward cases
Lift Safety	Rosehill does not have any lift installations	n/a	n/a	n/a	n/a	n/a
Reinforced Autoclaved Aerated Concrete (RAAC)	Rosehill does not have any RAAC	n/a	n/a	n/a	n/a	n/a