

To: The Management Committee
From: The Technical Services Manager
Subject: Tenant and Resident Safety

1.0 Introduction / Purpose

1.1 The purpose of this report is to propose a new reporting system for Tenant and Resident Safety.

2.0 Background

2.1 As more and more focus is put on Tenant and Resident Safety it would be beneficial for Committee to be aware of the status of the main four areas (Gas, Asbestos, Electrical Safety and Fire Safety). These areas are currently covered along with others in our Tenant and Resident Assurance exercise which is reviewed quarterly by the Audit & Risk sub committee.

3.0 Compliance Report

3.1 The report attached at Appendix 1 details the status of the 4 main areas of Tenant and Resident Safety along with any actions that need to be taken.

3.2 It is proposed that along with this report being produced quarterly, 3 additional indicators are incorporated into the Quarterly Organisational Performance Report (gas is currently reported on) at the next Quarter with Q1 and Q2 results being produced retrospectively.

3.3 Asbestos

3.3.1 New indicator to be introduced 'Percentage of asbestos surveys of communal areas complete'.

3.4 Electrical Safety

3.4.1 New indicator to be introduced 'Percentage of properties having a valid Electrical Inspection Condition Report (EICR)

3.5 Fire Safety

- 3.5.1 New indicator to be introduced 'Percentage of properties with a compliant fire detection system (interlinked smoke and heat detectors)

4.0 Risk

- 4.1 We consider risk under various contexts e.g., financial, governance, technology etc as per our Risk Management Policy at both strategic and operational levels. No new strategic risks have been identified and no additional operational risks have been identified.

5.0 Compliance and Assurance

- 5.1 By carry out gas safety check and having asbestos surveys of our communal building areas along with installing LD2 fire systems we are assuring our compliance with our Statutory Requirements.
- 5.2 It also means we are meeting Regulatory requirements with particular reference to the following:

Standard 4 - The governing body bases its decisions on good quality information and advice and identifies and mitigates risks to the organisation's purpose.

Guidance 4.1 - The governing body ensures it receives good quality information and advice from staff and, where necessary, expert independent advisers, that is timely and appropriate to its strategic role and decisions. The governing body is able to evidence any of its decisions.

5.3 Evidence Bank

- 5.3.1 Committee is reminded that the assurance exercises are available in the Committee log-in area of our website for its consideration.

6.0 Summary/Conclusions/Recommendations

- 6.1 In summary 3 new indicators are proposed to be added to the Organisational Performance Report.
- 6.2 No risks have been identified.
- 6.3 Committee is asked to approve the new Quarterly Indicators relating to Tenant and Resident Safety along with the proposal to present this Tenant and Resident Safety Report on a quarterly basis.

Tenant and Resident Safety
Appendix 1

Area	Legislative/ Regulatory Requirements	Cycle/ Frequency	Compliance at Q2 Position	Movement to date	Action Plan
Gas	<p>Statutory Requirement</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>Statutory Requirement (Common Areas Only)</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 & 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 & 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>Statutory Requirement</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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