



Building Safety & Compliance Policy

1. Policy Statement

- 1.1 At Yorkshire Housing, we're committed to keeping our homes and communities safe. That means managing every key compliance risk that comes with being a responsible landlord.
- 1.2 This policy focuses on Building Safety compliance across all Yorkshire Housing buildings including homes, communal areas, and workplaces like offices and depots. It sets out our responsibilities as a landlord to keep our buildings safe. It does not cover occupational Health and Safety matters (like employee wellbeing or workplace processes), which are addressed separately in our Health and Safety Policy. While there is some crossover in areas like asbestos, this policy is about the safety of our buildings.
- 1.3 This policy brings together all our commitments across the traditional “big six” landlord compliance areas (Gas, Electrical, Fire, Asbestos, Legionella, Lifts) and additional areas that are critical for resident safety and wellbeing; HHSRS and Radon Gas. We have a separate policy that covers damp and mould.
- 1.4 We recognise that safety is not just about meeting the minimum legal requirements but providing homes where our residents feel safe. We will act early to reduce hazards and prevent risks, we will respond quickly when issues are identified, and we will continue to learn from best practice, incidents, audits, and resident feedback.
- 1.5 This policy makes clear our intent to operate as a proactive, transparent, and accountable landlord. It sets out the framework for how we manage compliance, how we demonstrate assurance to our Board, regulators, and customers, and how we embed a culture of safety across all parts of the organisation and with our partners.
- 1.6 This policy applies to properties owned and managed by YH. It doesn't cover leasehold homes (where leaseholders are responsible), or homes managed by third parties—though we will still check that those properties meet our minimum safety standards.

2. Policy Aims

- 2.1 To clearly set out our statutory and regulatory obligations across all compliance areas, ensuring a single point of reference for customers, colleagues, and regulators.

- 2.2 To provide assurance to our customers, Board, regulators, and stakeholders that we have robust systems in place to manage safety risks and prevent harm.
- 2.3 To embed a culture of accountability, ensuring roles and responsibilities are clear at every level of the organisation and with our contractors and partners.
- 2.4 To demonstrate our commitment to continuous improvement by reviewing performance, learning lessons, and updating practices in line with changing legislation and guidance.
- 2.5 To keep customers at the centre of our compliance activities in our “customer obsessed” approach, ensuring that communication is clear, accessible, and inclusive, and that additional support is provided where required.
- 2.6 To set the standard for a Building Safety management system that is risk based, and data driven, that will allow Yorkshire Housing to reduce risks so far as is reasonably practicable, protecting customers, colleagues, contractors, and visitors from foreseeable harm.
- 2.7 To ensure we treat all customers fairly and equitably in the way we manage compliance, addressing vulnerabilities and tailoring our approach where needed.

3. Approach

- 3.1 Yorkshire Housing is committed to complying with the above, and all relevant legislation to make sure our customers remain safe.
- 3.2 Yorkshire Housing is committed to complying with the following legislation and/or supporting guidance. More detailed information on these can be found in our Management Plans:

Compliance Area	Legislation	Our Approach
Gas	- Gas Safety (Installation and Use) Regulations 1998 Health and Safety at Work Act 1974 - Landlord and Tenant Act 1985 - Regulator for Social Housing Safety and Quality Standard	- Annual gas safety checks and records - Undertaking of all safety related remedials works identified on gas safety checks - Live servicing programme to prevent expiry - Work carried out only by Gas Safe registered engineers
Electrical	Electricity at Work Regulations 1989	Electrical inspections (EICR's) every 5 years as a minimum

	• Landlord and Tenant Act 1985 • Housing Act 2004 (HHSRS – Hazard 23) • BS 7671 Wiring Regulations • Regulator for Social Housing Safety and Quality Standard	• Undertaking of all safety related remedial works identified on EICR's • EET testing of YH-owned appliances • EICR on all empty properties before re-letting
Fire	• Regulatory Reform (Fire Safety) Order 2005 • Fire Safety Act 2021 • Fire Safety (England) Regulations 2022 • Building Safety Act 2022 (Section 156) • Health and Safety at Work Act 1974 • Regulator for Social Housing Safety and Quality Standard	• Fire Risk Assessments (FRA's) for all buildings in scope • Undertaking all safety related remedial works identified on FRA's • Regular servicing and inspection of alarms, emergency lighting, fire doors, and firefighting equipment • Resident engagement on fire safety responsibilities
Asbestos	• Control of Asbestos Regulations 2012 • Health and Safety at Work Act 1974 • Regulator for Social Housing Safety and Quality Standard	• Carry out regular re-inspections and surveys for non-domestic premises • Maintain and update an asbestos register • Management of all identified ACM's • Ensure operatives are trained and follow safe systems of work
Legionella	• ACOP L8 (Fourth Edition) • Health and Safety at Work Act 1974 • Control of Substances Hazardous to Health Regulations 2002 • Regulator for Social Housing Safety and Quality Standard	• Legionella Risk Assessments (LRA's) for all buildings in scope • Undertaking all safety related remedial works identified on LRA's • Monitor and maintain water systems in line with ACOP L8

Lifts	• Lifting Operations and Lifting Equipment Regulations (LOLER) 1998 • Provision and Use of Work Equipment Regulations (PUWER) 1998 • Health and Safety at Work Act 1974 • Regulator for Social Housing Safety and Quality Standard	• LOLER inspections every 6 months • Monthly servicing of all passenger lifts • Undertaking all safety related remedial works identified on LOLER inspection and monthly servicing • Planned preventive maintenance • Emergency call-out and response arrangements
HHSRS	• Housing Act 2004 • Decent Homes Standard	• Use the Housing Health and Safety Rating System (HHSRS) to identify hazards • Prioritise category 1 hazards • Undertake all necessary repairs and interventions to category 1 and 2 hazards • Incorporate HHSRS into property condition surveys
Radon Gas	• Health and Safety at Work Act 1974 • Ionising Radiations Regulations 2017 • Public Health England / HSE guidance on Radon	• Test and monitor properties in radon-affected areas • Install and maintain mitigation systems where needed • Monitor outcomes and adapt property improvement plans

4. Roles & Responsibilities

4.1 The roles and responsibilities for key stakeholders at management level across Yorkshire Housing is detailed below, a full list of stakeholders relevant to electrical safety is outlined in the YH Electricals Safety Management Procedure.

4.2 **YHL Board** - Provide oversight, asks the right questions, and holds us accountable for keeping residents safe.

- 4.3 **Executive Team** – Ensures this policy is implemented and resourced, sets organisational priorities for compliance, and reviews performance regularly. Champions a culture of safety and accountability.
- 4.4 **Compliance Team** – Writes and monitors management plans, produces and tracks inspection programmes including reconciliation of data, maintains statutory records, audits processes, and reports outcomes to the Board. Provides assurance that all legal and regulatory requirements are met and advises on continuous improvement.
- 4.5 **Asset Intelligence** - Responsible for designing and developing data-led servicing and inspection programmes based on asset information, lifecycle data, and property risk profiles. They work closely with Compliance to ensure programmes align with statutory duties and safety priorities. Their role is to ensure the right properties are identified at the right time, enabling effective planning and resource allocation across the business.
- 4.6 **Homes Team** – Delivers inspection, servicing, and repairs programmes. Ensures all work is carried out safely by competent and accredited persons. Maintains accurate records and escalates risks where identified. Chases access before deadlines and escalates no-access cases promptly to ensure compliance checks are not missed and resident safety is not compromised.
- 4.7 **Communities Team** – Supports with tenancy management and access issues, liaising with residents to resolve barriers. Manages referrals where legal action is deemed a requirement for access. Supports with any breaches of tenancy where these relate to building safety hazards or risks.
- 4.8 **Communications Team** - Responsible for ensuring safety messages and compliance updates are clear, timely, and accessible for all customers and colleagues. They will help raise awareness and lead support campaigns around key issues such as gas safety checks, damp and mould, or access to homes. They also ensure that messages are inclusive, reflect YH's tone of voice, and reach the right audiences through the right channels.
- 4.9 **Health & Safety Team** - Oversees safe working practices, training, and compliance with wider workplace safety obligations. Ensures contractors and staff have the right training and safe systems of work. Provide assurance to Audit and Risk Committee with a programme of internal audit across the big six.
- 4.10 **Health & Safety Forum** – Review the building safety management plans and hold teams to account for the actions within the plans. Monitor performance and escalate issues to the executive team.
- 4.11 **Contractors & Suppliers** - Must comply fully with Yorkshire Housing's safety standards, legal requirements, and contractual obligations. Required to demonstrate competence, hold appropriate accreditations, and provide certification of works carried out.
- 4.12 **All YH colleagues** – Are expected to be diligent in identifying and reporting risks, following safe systems of work, and prioritising customer safety in all aspects of their role.

5. Diversity and Inclusion Implications

- 5.1 This policy applies equally to all customers and colleagues. We will ensure fair treatment and support, considering the needs of vulnerable or disadvantaged customers and service users. No one will be put at increased risk due to personal circumstances.

6. Reporting and Monitoring

- 6.1 We will monitor how we perform against this policy with regular reporting on Building Safety & Compliance performance through our governance structure, which includes but not limited to reporting to the Executive Team and Operational Health and Safety Forum on a monthly basis and the Strategic Health and Safety Forum on a quarterly basis.
- 6.2 We review this policy regularly to keep up with changing laws and best practice.

Date approved	23 September 2025
Approved by	Executive Team
Recommended / scrutinised by	Directors
Summary of changes	Newly written policy on new YH template Consolidating previous policies for Building Safety & Compliance
Frequency of review	Every three years (or before if legislation changes)
Next review date	August 2028
Policy owner	Building Safety & Compliance Team
Policy author	Building Safety & Compliance Lead
Associated policies or guidelines	Health and Safety Policy Repairs Policy
Associated procedure / statutory requirements	Fire Safety Management Plan Electrical Safety Management Plan Gas Safety Management Plan Legionella Management Plan Asbestos Management Plan Lift Management Plan Radon Management Plan HHSRS Management Plan