

Policy title	Building Safety Policy
Summary	The overall aim of this policy, associated procedures and control documents is to ensure the safety of people living and working in properties owned or managed by Mosscare St Vincents [MSV].
Scope	This policy applies to all properties owned or managed by MSV.
Author & Job Role	Callum Jones – Director of Asset Strategy
Business Area	Homes – Asset Strategy
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1. Introduction & Policy Purpose

The overall aim of this policy, associated procedures and control documents is to ensure the safety of people living and working in properties owned or managed by Mosscafe St Vincents [MSV].

MSV aims to protect the occupiers of its properties, as well as other residents, visitors, staff, contractors and the general public, from the risks associated with wholistic management of building safety so far as is reasonably practicable.

This document sets out key policy objectives, control measures and accountabilities for ensuring the safety under all regulatory and statutory standards associated with property compliance in respect of the 'Big 6' compliance areas.

This Strategy aims to address both ongoing building safety responsibilities along with newfangled fire safety obligations, in response to the Grenfell Tower inquiry, the recommendations of the *Building a Safer Future* - Hackitt Review, and subsequent legislation.

This purpose of this policy is to ensure MSV meets its obligations under:

- The Health and Safety at Work etc. Act 1974;
- The Management of Health and Safety at Work Regulations 1999;
- The Housing Act 2004 which introduced the Housing Health and Safety Rating System (HHSRS) and the Housing Health and Safety Rating System Regulations 2005.
- The Construction (Design and Management) Regulations 2015
- Control of Substances Hazardous to Health (COSHH) Regulations (as amended) 2002
- The Defective Premises Act 1972
- The Regulatory Reform (Fire Safety) Order 2005
- The Building (Amendment) (England) Regulations 2023 (the Dutyholder Regulations)
- The Fire Safety Act 2021
- The Fire Safety (England) Regulations 2022
- Building Safety Act 2022
- The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025
- The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022
- The Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023
- The Building Safety (Registration of Higher-Risk Buildings and Review of Decisions) (England) Regulations 2023
- The Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023
- The Building Safety (Leaseholder Protections) (England) Regulations 2022
- Provision and Use of Work Equipment Regulations (PUWER) 1998
- Lifting Operations and Lifting Equipment Regulations (LOLER) 1998
- The Pressure Systems Safety Regulations (PSSR) 2000
- Control of Asbestos Regulations 2012
- Gas Safety (Installation and Use) 1998 as amended
- The Gas Safety (Management) (Amendment) Regulations 2023

- The Gas Industry Unsafe Situations Procedure (IGEM/G/11)
- The Water Supply (Water Fittings) Regulations 1999 S I 1999
- The Water Supply (Water Fittings) (Amendments) Regulations 1999.
- Compliance with ACOP L8 (Legionella)
- 18th Edition of the Wiring Regulations (BS7671 – 2022)
- The Electricity at Work Regulations 1989
- Electrical Equipment (Safety) Regulations 1994
- The Electrical Safety Standards in the Private Rented Sector (England) (Amendment) (Extension to the Social Rented Sector) Regulations 2025

The application of this Policy ensures that MSV meets compliance with the outcomes of the Regulatory Framework for Social Housing in England introduced by Homes England as outlined below:

Registered Providers must meet all applicable statutory requirements that provide for the health and safety of the occupants in their homes.

2. Scope

This policy applies to all properties owned or managed by MSV with regard to the safety of people living and working within them.

3. Definitions

The key MSV policy objectives are:

1. Keep a register of asset information [the Building Safety Register] including recording the; height of the building, number of storeys, construction type, housing occupation, details of any external wall systems, balcony information and any structural defects.
2. Identify & deal with any hazards or lack of suitable building safety or fire management controls found, by taking corrective and remedial actions in timescales as defined in the Fire Safety Management Plan (FSMP) or other as applicable.
3. Keep a register of Actions [the Building Safety Action Register] recording the due date to complete the action (as set out in the FRA or equivalent report) and the actual date of completion.
4. Ensure that a robust interdepartmental consultation process is in place for new developments, acquisitions, and refurbishments, which considers wider building safety and ensures that MSV meets its obligations under new legislation.
5. Ensure that customers are provided with comprehensive information about all aspects of relevant compliance and building safety and promote the participation of residents in the decision-making about building safety risks in their homes.
6. Establish and operate a robust complaints system which allows residents, and other users of the building, to raise a relevant complaint ensuring all issues raised are dealt with impartially and fairly.

7. Ensure those employed directly or appointed to fulfil roles under the new regime meet the minimum competency requirements in respect of their roles i.e. PAS 8671:2022, PAS 8672:2022 & PAS 8673:2022.
8. Work towards developing and implementing a customer engagement strategy and resident scrutiny panel to provide opportunities for residents to influence decision making relating to safety.
9. Ensure that related policies, procedure and associated management plans are reviewed at regular intervals to ensure that MSV keeps abreast of changes in legislation and best practice.
10. Annually review the job profiles, skills, knowledge, and experience of the staff involved in delivering this policy and, where necessary, provide training to ensure they are able to deliver it effectively.

4. Roles and Responsibilities

The accountabilities for implementation of this policy are as set out below:

1. The Chief Executive retains overall accountability for the implementation of this policy.
2. The Executive Director - Homes is responsible for overall policy implementation and ensuring that adequate resources are made available to enable the objectives of the policy to be met.
3. The Director of Asset Strategy is responsible for delivery of the key policy objectives as set out herein, including designing and implementing procedures, staff training, and customer communication.
4. The Head of Compliance & Building Safety is accountable for achieving the targets associated with the key policy objectives.
5. The Head of Compliance & Building Safety is responsible for operational delivery, including the risk assessment, management of contractors, servicing & maintenance and safety inspections.
6. Neighbourhoods and Independent Living staff shall support asset management and contractors teams in gaining access to carry out Building Safety Checks.
7. The Health & Safety Manager is responsible for ensuring the policy is kept up to date with prevailing legislation and statutory obligations.
8. All staff are responsible for following the requirements of the Asset Management Strategy.

5. Monitoring, Review & Evaluation

The effectiveness of this policy will be monitored using a set of performance measure as below:

Measure	Target	Reporting Interval	Reviewed by
Complete RSH FRS self-assessment for in-scope buildings.	100%	Monthly	Head of Compliance & Building Safety – Weekly
BS01 – BS05 of the TSM Measures.			Director of Asset Strategy – Monthly
Fire risk assessments (FRA) completed within target.			Growth & Investment Committee - Quarterly
Fire risk actions completed within target.			Board – Quarterly or as required
Fire related servicing completed within target.			

Policy implementation will be reviewed:

1. Monthly by the Executive Team to review performance for each compliance area and specific building safety projects.
2. Quarterly by the Head of Compliance & Building Safety reported to The Growth & Investment Committee.
3. By the MSV external audit team, as required, and a report provided to the Audit & Risk Committee/Strategic Health & Safety Steering Group.

The operational oversight of this policy will sit at the Growth & Investment Committee.

6. Related Documents

- 6.1 Communication Plan for Compliance & Building Safety
- 6.2 MSV Asset Management Strategy
- 6.3 MSV Specialised Housing Statement
- 6.4 MSV Disposals Strategy
- 6.5 Gas Safety Policy
- 6.6 Gas Safety Procedure
- 6.7 Electrical Safety Policy
- 6.8 Electrical Safety Procedure
- 6.9 Lift Management Policy
- 6.10 Lift Management Procedure
- 6.11 Asbestos Management Policy
- 6.12 Asbestos Management Plan
- 6.13 Fire Safety Policy
- 6.14 Fire Safety Management Plan
- 6.15 Water Hygiene Policy
- 6.16 Water Hygiene Management Plan

7. Version History

Version	Date	Description/Summary	Status	Author
V1.0	24/04/2024	New policy launch – date of first approval.	Approved	Callum Jones
V2.0	24/04/2025	Annual review with minor revisions.	Approved	Callum Jones
V3.0	24/04/2026	Annual review with minor revisions.	Approved	Callum Jones

8. Delivering the Policy/Procedure

The related documents detail the processes through which risks associated with building safety are managed. These documents explain how MSV meets the requirements of this policy.

The purpose of this policy is to clearly set out the management arrangements that have been put in place, identify the responsibilities of teams, individual staff members, and contractors' personnel, and clarify the core processes designed to ensure effective implementation.

This document must be followed by all employees, customers, and stakeholders of MSV to ensure they understand the obligations placed upon them to maintain a safe environment within all properties owned or managed by MSV.

9. Appendices

Non

10. Impact Assessments

Equality Impact Assessment (EIA)

Name of Policy	MSV Building Safety Policy	
Date of Assessment	24 th April 2026	
Name & Role of Assessors	Callum Jones – Director of Asset Strategy	
What are the desired outcomes of the policy?	The overall aim of this policy, associated procedures and control documents is to ensure the safety of people living and working in properties, owned or managed by Mosscares St Vincents.	
Who are the main stakeholders in relation to the function?	Occupiers of our properties, as well as other residents, visitors, staff, contractors and the general public, from the risks associated with building safety so far as is reasonably practicable.	
Who will be consulted and what types of consultation will be carried out?	People & Talent, Compliance, Customer Services, Health & Safety, Property Services, Development, Empty Homes, Asset Management & Neighbourhoods and Independent Living.	
Summarise any evidence considered	SharePoint Link: Review Comments 2026	
Could the function have a differential impact	Yes/No	What evidence exists to support your analysis?
Race Consider language and cultural factors	Yes	Where it becomes apparent that customers require communication in a language other than English, such communication will be translated beforehand, or conversations held through Language Line.
Gender reassignment Consider people proposing to or have	No	

undergone a process of having their sex reassigned.		
Disability Consider physical, visual, aural impairment, mental, learning difficulties	Yes	Where it becomes apparent through the vulnerability markers that customers have learning difficulties or other impairments such as hearing or visual, MSV will accommodate their individual needs throughout the process.
Age Consider Elderly or young people	Yes	As above [Disability].
Sexuality Either know or perceived	No	
Gender	No	
Religion or belief Consider religious or cultural observance including non-belief, practices of worship	Yes	Where it becomes apparent that customers hold specific beliefs, cultural considerations will apply both while carrying out home visits, and also during religious celebrations when arranging appointments.
Other protected or vulnerable characteristics: <ul style="list-style-type: none"> • marriage or civil partnerships • pregnancy or maternity? 	No	
In what areas could the differential identified be considered to have an adverse impact in this function and what solutions will be introduced to overcome these adverse impacts?		<p>Where it becomes apparent that customers require communication in a language other than English, such communication will be translated beforehand, or conversations will be held through Language Line.</p> <p>MSV will accommodate customers' individual needs throughout the process when they are identified as having learning difficulties or other impairments, such as hearing or visual impairments, through vulnerability markers.</p> <p>For customers who hold specific religious beliefs, cultural considerations will apply both when carrying out home visits and when arranging appointments during religious celebrations.</p>
In what areas could the differential identified be considered a positive impact in this function and what strategies will be introduced to safeguard and spread these positive impacts?		These functions will improve the customer experience to ensure the process is followed, understood and cause minimal adverse impact to the customer. This will be achieved through specific consideration of their individual needs.
Which Action Plans have these solutions/strategies been transferred into?		All compliance policies, process, management plans and associated appendices.
Who will be responsible for monitoring these Action Plans?		The Head of Building Safety & Compliance

Ratified by: SLT

Date: 21/05/2026