

Policy title	Building Safety Policy
Directorate	Homes - Asset Management
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Policy Scope/Users	MSV staff and External Contractors
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1 Introduction/policy purpose

- 1.1 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].

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 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
- Lifting Operations and Lifting Equipment Regulations (LOLER) 1998
- Provision and Use of Work Equipment Regulations (PUWER) 1998
- Lifting Operations and Lifting Equipment Regulations (LOLER) 1998
- Provision and Use of Work Equipment Regulations (PUWER) 1998
- 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.
- 18th Edition of the Wiring Regulations (BS7671 – 2022)
- The Electricity at Work Regulations 1989
- Electrical Equipment (Safety) Regulations 1994

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 Description of the Policy

- 2.1 This policy applies to all properties owned or managed by MSV which in respect of the safety of people living and working in properties owned or managed by MSV.
- 2.2 The key policy objectives MSV will do 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 for new developments, acquisitions and refurbishment which considers wider

building safety ensuring 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 consultation 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 those staff involved in the delivery of this policy and, where necessary, provide training so that they are able to deliver this policy.

3 Roles, Responsibility and Policy implementation

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 communication to customers.
4. The Compliance Manager is accountable for achieving the targets associated with the key policy objectives.

5. The Compliance Manager is responsible for operational delivery, including the risk assessment, management of contractors, servicing & maintenance and safety inspections.
6. Neighbourhood and Wellbeing staff shall support asset management and contractors teams in gaining access to carry out Building Safety Checks.
7. The Senior Health & Safety Advisor 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.

4 Monitoring, Review and Evaluation

MSV will monitor implementation of this policy using a set of performance measures and governance as below:

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

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 Compliance Manager reported to The Executive Director of Homes.

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.

5 Related documents

- 5.1 Communication Plan for Compliance & Building Safety
- 5.2 MSV Asset Management Strategy
- 5.3 MSV Specialised Housing Statement
- 5.4 MSV Disposals Strategy
- 5.5 Gas Safety Policy
- 5.6 Gas Safety Procedure
- 5.7 Electrical Safety Policy
- 5.8 Electrical Safety Procedure
- 5.9 Lift Management Policy
- 5.10 Lift Management Procedure
- 5.11 Asbestos Management Policy
- 5.12 Asbestos Management Plan
- 5.13 Fire Safety Policy
- 5.14 Fire Safety Management Plan
- 5.15 Water Hygiene Policy
- 5.16 Water Hygiene Management Plan