

Health and Safety



Capture Housing has a statutory duty to ensure reasonable standards of health and safety.

Some of these can be addressed as part of cyclical maintenance, including gas safety and servicing.

The objective of this policy is to provide homes which are free from hazards which could give rise in action being taken by the Local Housing Authority under the Housing Act 2004 due to significant health and safety hazards being identified under the Housing Health & Safety Rating System (HHSRS).

The HHSRS was introduced under the Housing Act 2004 to assess the potential risks to health and safety from any deficiencies identified in dwellings.

The principle behind HHSRS is that a dwelling should provide “a safe and healthy environment for the occupants and any visitors”.

HHSRS is founded on the logical evaluation of both the likelihood of an occurrence that could cause harm, and the probable severity of the outcomes of such an occurrence.

The system assesses Structure, Means of Access, Outbuildings and the Garden/Yard. To conform to the guidance, a dwelling should be free from unnecessary and avoidable hazards. Any hazards that do exist should be made as safe as possible.

As a landlord of residential property Capture Housing is responsible for the provision, state and proper working order of the following:

- a) The exterior and structural elements of the dwelling, and
- b) The installations within and associated with the dwelling for:
 - The supply and use of water, gas and electricity
 - Personal hygiene, sanitation and drainage
 - Food safety
 - Ventilation
 - Space heating; and
 - Heating water

Capture Housing is not responsible for the state of any fixtures or fittings provided by the occupier unless they have been adopted by Capture and are not removable. Adoption by Capture can occur on the change of tenancy where fixtures or fittings provided by the previous occupier remain at the commencement of the new tenancy.

Responsibilities

The Managing Agent will arrange for a cyclical visit to be undertaken which assess the potential risk to occupiers.

Capture Housing will ensure that basic HHSRS awareness training (to be able to identify potential significant hazard) is provided to all staff members or Managing Agents who are likely to visit resident's homes.

Those undertaking a visit will assess levels of risk and will immediately report any hazards which are considered severe.

All staff have a responsibility to report any significant hazards which they become aware of.