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# Health and Safety at Home Policy

“Keeping you safe.”

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**Sentinel** 



## Health and Safety at Home Policy

### Why do we have this Policy?

This policy sets out how we will deliver our health and safety responsibilities. We set high standards for the safety of all our properties, and are committed to delivering regular safety checks to your home.

### Gas Safety:

A 'Gas Safety Registered Engineer' will check the gas appliances of your home at least once a year to ensure that they all operate safely and effectively. We will also provide you with a new 'Gas Safety Certificate' when you first move into one of our properties.

In the event that a property fails a 'Gas Safety Check', we aim to make all necessary repairs immediately. Nevertheless, there may be occasions where this is not possible, in this event our engineer will work to resolve the problem as a priority.

We are committed to the safety of our customers and their surrounding neighbours. It is a requirement of your tenancy to provide access to our engineers to allow us to carry out the checks before the annual due date. If access to a property is refused, we will take legal action to gain access and charge the costs to you.

### Asbestos:

We will notify you if we are aware that you have asbestos in your home and we will provide you with information and advice on how to deal with it.

We aim to inspect 10% of our properties which we know to contain asbestos annually to check that their condition has not changed. We are working to remove all asbestos in our properties.

### Electrical:

We will check the electrics in your home at least once every 10 years.

We will contact you to arrange an appointment to check the electrics in your home. If we are unable to get access after two attempts we will assume your home has the same standard of circuits as the properties in the surrounding area.

### Smoke alarm:

We will provide your home with a smoke alarm and check that it is working once a year. We recommend that you also check your smoke alarm once a week. If you suspect that there is a fault with your alarm, please call us immediately on 0800 195 5515.

### Staying safe:

If you have any concerns about the safety of your home, you must contact us immediately on 0800 195 5515.