

To: RSL Senior Officers and
Local Authority Heads of Housing

12th January 2022

Dear colleague

Tenant health and safety survey

In November 2021 we published [‘The risks we will focus on’](#), which sets out the risks we will look at in our annual risk assessment. We explained that this year we intended to ask landlords to complete a short health and safety survey as part of this risk assessment.

Social landlords have a duty under the ‘Health and Safety at Work etc. Act 1974’ (‘the 1974 Act’) to ensure that they act in a way which does not put tenants or others at risk. ‘The Management of Health and Safety at Work Regulations 1999’ make more explicit what organisations are required to do to manage health and safety under the 1974 Act. Social landlords must ensure that they meet all of their duties on tenant and resident safety; obtain appropriate assurance about their compliance with all relevant safety requirements and ensure that they take prompt action to address any non-compliance.

Social landlords submit an [Annual Assurance Statement](#) (‘AAS’) to us each year providing assurance that their organisation complies with all relevant regulatory requirements. This includes confirmation that they meet all of their legal duties and responsibilities in relation to health and safety.

The purpose of the tenant health and safety survey is to provide us with some additional, more detailed information about how landlords gain this assurance. We are particularly interested to understand how landlords gain assurance that their systems, policies, procedures and working practices ensure compliance with health and safety requirements. We will use the findings of the survey to help inform our annual risk assessment and our planned engagement with landlords in 2022-23. We will also include an overview of the key findings from the survey when we publish a summary of the outcomes from the risk assessment at the end of March 2022. I would, therefore, ask that you complete the survey **by 26th January 2022**.

The survey can be accessed here. You will see that it contains 10 questions which we hope will be straightforward for landlords to complete.

If you have any questions about the survey please contact Kirsty Porter (kirsty.porter@shr.gov.scot) or Lauren Austin (lauren.austin@shr.gov.scot).

Yours sincerely



Ian Brennan
Director of Regulation