

## Landlord Facilities Health Safety and Welfare Policy Statement

The Chief Executive holds overall executive control and is, therefore, responsible for the conduct of Viewpoint from a Landlord's Facilities Health, Safety & Welfare (LFHS&W) perspective.

Viewpoint shall ensure that accountability and responsibility for the implementation and operation of facilities related Health & Safety and Welfare arrangements is discharged by formally appointed personnel of appropriate seniority and competence and that adequate resources are allocated to these roles.

A range of topic specific legislation imposes statutory duties on Landlords in relation to the protection of the Health, Safety and Welfare of tenants and others who may be affected by Viewpoint's undertaking as a Landlord. To enable these statutory duties to be carried out, it is Viewpoint policy, so far as is reasonably practicable, to ensure that responsibilities for Health, Safety and Welfare are assigned, accepted and fulfilled at all levels; that all practicable steps are taken to manage the Health, Safety and Welfare tenants and others; and to conduct the business in such a way that the health and safety of tenants, service users, visitors, contractors and the public is not put at risk.

It is Viewpoint Policy, so far as is reasonably practicable, to prevent injuries, incidents and ill-health that may be associated with its property portfolio and to ensure that:-

- a) The living environment of all tenants is safe and without risks to health or safety and that adequate provisions are made with regard to the safety of premises and facilities.
- b) Plant, machinery and equipment are safe and without risks to the health or safety of tenants, service users, contractors and any other person who may be affected with regard to any premises or operations under Viewpoint's control.
- c) All Statutory inspection regimes are maintained so far as reasonably practicable to comply with legislation, codes of practice and best practice.
- d) Adequate information is made available to tenants and others in relation to facilities and premises related hazards and risks.
- e) Employees are provided with such instruction, information, training and supervision as is necessary to ensure the Landlord's HS&W responsibilities may be adequately discharged.

- f) This Policy Statement, and all supporting Policies, Procedures and Arrangements shall be reviewed and updated as and when it is necessary or appropriate. Communication of any such changes shall be made to all employees.

To enable Viewpoint to meet its statutory duties and commitments set out above, a comprehensive LFHS&W Management System shall be operated, which shall include written Policies, Procedures and Arrangements for all relevant areas of HS&W Management relevant to the role of a Landlord. These shall be set out in a Control Manual, which shall be adopted by the Board and the Chief Executive. All relevant employees shall be provided with adequate information, instruction and training in the contents of the Manual and in risk management issues relevant to their work.

This Policy Statement shall be presented on Viewpoint's web site to ensure that all interested parties can view this commitment to Landlord's HS&W and on all staff notice boards. Parties requiring further, more detailed information on the system shall be provided with all such reasonable information by the Asset Team.

It shall be the duty of all **employees** with defined responsibilities under this system to:

- a) Co-operate with Viewpoint so far as is necessary to ensure compliance with any duty or requirement imposed on Viewpoint, or any other person, under any relevant statutory duties.
- b) Comply with any safe working procedures, practices or 'rules' set out by Viewpoint and with the information, instruction and training provided.

All accidents, incidents, ill health and near misses associated with a potential breach of Landlord's duties shall be reported to the Chief Executive and shall be appropriately investigated and reported to external Authorities/Bodies where appropriate.

Chief Executive	JAN GRAY	Signature	JAN GRAY	Date	30.5.23
Chair of Board	Iain D. Thompson	Signature	Iain D. Thompson		30.5.23
				Review	

IAIN THOMPSON