



## **HYGIENE IN TENANCIES (LSM) 2021**

### **1.0 Purpose**

- 1.1 The aim of this policy is to define the Association's responsibilities with regard to hygiene in domestic properties.
- 1.2 The procedures detailed within this section are intended to facilitate the effective management of hygiene in tenancies and to ensure that appropriate living conditions are maintained in all domestic properties under the Association's control.

### **2.0 References**

- Housing (Scotland) Act 1987
- The Building (Scotland) Regulations 2004

### **3.0 Procedures**

- 3.1 The Association has a general duty to ensure our tenants' health is not affected by unsuitable living conditions. The Association's responsibilities relating to the hygiene of tenancies are outlined below:
  - Appropriate heating systems will be safely installed in all properties to allow the tenant to control the temperature;
  - All external windows and doors will be fitted properly to prevent draughts;
  - There will be adequate ventilation in all properties;
  - Extractor fans will be installed in kitchens and bathrooms where opening windows are not present;
  - Appropriate repair work will be carried out on the windows, roof and plumbing if required.
- 3.2 The Association will inform tenants that some of their general everyday activities such as: cooking, leaving clothes to dry in rooms and on radiators and taking hot showers can cause condensation which can lead to dampness and the growth of mould. The tenant will be advised to open windows and doors when carrying out these activities. The tenant will also be advised to consistently heat their whole property.

### **4.0 Tenant Responsibilities**

- 4.1 Tenants are responsible for reporting any external and internal defects that appear as soon as possible.
- 4.2 If damage is caused as a result of the tenant's negligence, the Association will not be responsible for:

- carrying out repair work;
- decorating the property;
- the cost of the above.

## 5.0 Review

This policy will be subject to review at least every 3 years and this will be aligned with the review of the following policies:

- ✓ Reactive Maintenance Policy
- ✓ Premises Fitness & Repair Policy
- ✓ Infestations Policy
- ✓ Lettable Standard
- ✓ Rechargeable Repairs Policy

24<sup>th</sup> February 2021

### Policy Consultation and Review Process

Reviewed by Housing and Property Services Managers	15 <sup>th</sup> February & 24 <sup>th</sup> February 2021 respectively
Reviewed by the HSEHR Committee	3 <sup>rd</sup> March 2021
<b>APPROVED BY THE MANAGEMENT COMMITTEE</b>	<b>25<sup>th</sup> MARCH 2021</b>
<b>Date of Next Review</b>	February 2024