

INFESTATIONS (LSM) 2021

1.0 Purpose

- 1.1 The aim of this policy is to ensure appropriate control measures are in place to prevent and eradicate an infestation of urban pests.
- 1.2 The procedures detailed within this section have been written to ensure the wider public health risk posed by various urban pests are correctly identified and appropriate measures are in place to prevent and control them.

2.0 Definitions

- 2.1 **Urban pest** means a destructive insect or other animal which has human health or aesthetic implications. For example bedbugs, rats, mice, cockroach, wasps, etc. Urban pests can:

- Spread diseases
- Damage tenants' homes and belongings
- Sting or bite
- Aggravate asthma, eczema and other allergies

- 2.2 **Pest control** refers to the control or management of a species defined as urban pests.

- 2.3 **Public Health** ¹is defined by World Health Organisation (WHO) as “the art and science of preventing disease, prolonging life and promoting health through the organized efforts of society.”

- 2.4 **Nuisance** generally involves some form of damage to, or intolerable interference with a person's use or enjoyment of, property. The various matters which may constitute a statutory nuisance are set down in section 79 of the Environmental Protection Act 1990.²

3.0 References

- Prevention of Damage by Pests Act 1949
- Environmental Protection Act 1990
- Public Health etc.(Scotland) Act 2008

¹ For more information and guidance visit:

<http://www.euro.who.int/en/health-topics/Health-systems/public-health-services/public-health-services>

² <http://www.legislation.gov.uk/ukpga/1990/43/section/79>

4.0 Procedures

4.1 The Association's duties regarding pest control are outlined below:

- The Association will ensure all properties, including gardens, are pest free before a tenant moves in;
- The Association will ensure that there are suitable and sufficient provisions in place to monitor matters that constitute 'statutory nuisance';
- Officers will carry out a visual pest control inspection when carrying out estate inspections to ensure all communal areas are free from pest activity and records will be kept;
- The Association will be responsible for carrying out repairs and treating the infestation (regardless of the pest) if it is apparent that an infestation is caused by disrepair or lack of action on the Association's part;
- The Association will be responsible for carrying out remediation work of neighbouring properties affected by the infestation, or commence the block treatment if the infestation spreads to another building;
- The Association will intervene on the most serious infestations promptly (i.e. rats and cockroaches) as they can spread disease and are a risk to public health. Additionally, the Association will intervene if there is an infestation of bed bugs, as if they are not treated promptly, they can spread into the fabric of the whole building and can become very difficult and expensive to eradicate;
- The Association will not be responsible for dealing with an infestation if it is caused by the tenants own negligence (i.e. if they have left food out or have not disposed of rubbish correctly);
- In certain cases where the infestation is caused by the tenants own negligence, the tenant may be held liable for the cost of treating such infestations and will be recharged the cost incurred by the Association in doing so;
- The Association will not be held responsible for any damage caused by pests to tenants' belongings;
- The Association will record all reports of urban pests and infestations so that the Association can monitor any trends or problem areas.

5.0 Tenant Responsibilities

5.1 Tenants are responsible for the treatment of minor infestations within their property.

5.2 Tenants are responsible for informing the Association if there is an infestation within their property so that the Association can assess the cause and advise the tenant on the next course of action.

5.3 Tenants must notify the Association if communal areas are infested with vermin/pests.

- 5.4 The Association will make all tenants aware of their responsibilities at the start of their tenancy through the Tenancy Agreement, information packs and leaflets.

6.0 Review

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

- ✓ Reactive Maintenance Policy
- ✓ Premises Fitness & Repair Policy
- ✓ Hygiene in Tenancies Policy
- ✓ Lettable Standard,
- ✓ Rechargeable Repairs Policy

24th February 2021

Policy Consultation and Review Process

Reviewed by Property Services Manager	24 th February 2021
Reviewed by the HSEHR Committee	3 rd March 2021
APPROVED BY THE MANAGEMENT COMMITTEE	25th MARCH 2021
Date of Next Review	January 2025