



Health and Safety Policy

1. Introduction

This Health and Safety Policy sets out our commitment to ensuring a safe, secure, and healthy environment for all students, staff, and visitors in our accommodation. It aligns with the **Health and Safety at Work Act 1974**, the **Housing Health and Safety Rating System (HHSRS)**, the **Regulatory Reform (Fire Safety) Order 2005**, and other relevant legislation.

2. Responsibilities

- The **Accommodation Management Team** is responsible for implementing this policy, conducting risk assessments, and ensuring compliance with all health and safety regulations.
- **Residents and staff** are responsible for following health and safety guidelines and reporting hazards immediately.

3. Fire Safety

- Fire risk assessments will be reviewed annually, and new ones completed every 5 years.
- Fire alarms, smoke detectors, and emergency lighting will be installed, maintained, and tested regularly.
- Fire extinguishers and fire doors will be checked periodically.
- Clear evacuation procedures and regular fire drills will be carried out.

4. Gas and Electrical Safety

- Annual **gas safety inspections** will be conducted by a Gas Safe registered engineer.
- Electrical safety inspections will be carried out at least every **five years**.
- Portable Appliance Testing (PAT) will be performed on electrical appliances in communal areas.
- Students must not use unsafe electrical appliances.

5. Water Safety and Legionella Prevention

- Regular risk assessments and monitoring for Legionella bacteria will be conducted.
- Water storage tanks, taps, and showers will be maintained to prevent stagnation and bacterial growth.
- Hot water temperatures will be regulated to minimise scalding risks while preventing bacterial growth.

6. Security and Personal Safety

- Secure access systems (e.g. fobs, CCTV, security personnel) will be maintained.
- Emergency contact details will be provided to all students.
- Residents will be advised on personal safety, including securing doors and windows.

7. General Building Safety and Maintenance

- Regular inspections will be conducted to identify hazards, such as trip hazards, damp, and structural issues.
- Pest control measures will be in place to prevent infestations.
- Adequate lighting in all communal and external areas will be maintained.

8. Health and Hygiene

- Waste disposal facilities will be provided and maintained.
- Communal areas and shared facilities will be cleaned regularly.
- Policies on food safety and hygiene in shared kitchens will be provided to residents.

9. Reporting and Responding to Hazards

- A **24/7 reporting system** will be in place for students to report maintenance or safety concerns.
- Urgent issues will be addressed immediately, and non-urgent repairs will be completed within a reasonable timeframe as per the national code requirements.
- Any serious incidents will be recorded, investigated, and measures taken to prevent recurrence.

10. Training and Awareness

- All staff will receive training relevant to their roles.
- Students will receive an induction covering fire safety, security, and reporting hazards.
- Awareness campaigns on key health and safety issues will be carried out.

11. Review and Compliance

- This policy will be reviewed annually or following significant changes in legislation or operational procedures.
- Regular audits and inspections will be carried out to ensure compliance.

12. Contact Information

For any health and safety concerns, please contact **McComb Students** at 01695422122 or info@mccombstudents.com