



MB Housing

Supporting housing co-ops in London and Kent

Compliance, Repairs & Maintenance

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Compliance in Residential Properties

Your responsibility:

To ensure repairs and maintenance arrangements meet legal, regulatory and safety requirements.

What compliance means for your co-operative:

- Street properties, house conversions, block of flats
- Height of your building
- Shared or communal facilities



Role of the Health & Safety Lead

Under the **Social Housing (Regulation) Act 2023** registered social housing providers—including housing co-operatives registered with the RSH must officially designate a specific individual to act as their Health & Safety Lead.

Monitor

Notify

Report



Gas Safety Requirements

Social housing landlords must legally arrange an annual gas safety check by a ***Gas Safe Registered Engineer*** for all provided appliances, pipework, and flues under the **Gas Safety (Installation and Use) Regulations 1998**.



EICR Requirements

An **Electrical Installation Condition Report** (EICR) is a document produced by an electrical inspector following a comprehensive health check of your property's electrical installation. You might also have heard of it referred to as 'fixed wire testing' or 'periodic inspection and testing'.

New Tenancies: *1 December 2025*

Existing Tenancies: *1 May 2026*

Transitional Deadline: *1 November 2026*



Asbestos Management Requirements

Under **Regulation 4 of CAR 2012**, social landlords are explicit "dutyholders" for the non-domestic, shared parts of multi-occupancy buildings—such as stairwells, corridors, foyers, lift shafts, and plant rooms.



Water Hygiene Requirements

Legionella is a genus of bacteria commonly found in water and soil that can cause serious lung infections when inhaled as a mist.

Legionnaires' Disease is a severe, potentially fatal form of pneumonia with symptoms like high fever, cough, chest pain, and shortness of breath.



Fire Safety Requirements

The Grenfell Tower fire on 14 June 2017 was a catastrophic residential tower fire that resulted in 72 deaths. This highlighted the need for more stringent and robust fire safety procedures and practices in social housing.

Regulations are defined under the following thresholds:

All Multi-Occupied Buildings (Regardless of Height)

Buildings Over 11 Metres (or 5+ Storeys)

Higher-Risk Buildings / High-Rise (18 Metres+ or 7+ Storeys)



Wider Health & Safety Considerations

Lifts

Drainage

Grounds Maintenance

Communal Housekeeping

Pest control

Other Emergency Systems

Waste/Refuse



Your Repairs & Maintenance Service - What to Consider?

Emergency, Urgent, Routine or Planned?

Contractor Management

Out of Hours Services

Regulatory Compliance

Value for Money

Vulnerable Residents & Reasonable Adjustments

Managing Expectations

