



Title	Fall Protection Policy
Purpose	<p>Maryhill Housing is committed to ensuring the safety and well-being of our residents, visitors, employees, and contractors.</p> <p>The Association will provide staff with clear operational procedures and guidelines to support the delivery of this policy.</p> <p>This policy outlines our commitment to preventing fall-related accidents and injuries on our properties.</p> <p>The Association will comply with relevant legislation and good practice and adopt the principles and practices detailed in the Social Housing Charter.</p>
Scope	<p>This policy is relevant to all properties owned or managed by Maryhill Housing Group and encompasses all areas where fall hazards may exist, including but not limited to vehicles, rooftops, balconies, stairways, elevated platforms, and common area etc.</p> <p>All Board and Committee members, members of staff whether employees of MHA, freelance, casual or temporary staff irrespective of grade, position or length of service responsible for the management of the Associations properties are expected to comply with this policy.</p> <p>All contractors are expected to comply with this policy but are responsible for the health and safety of their staff team.</p> <p>The Director of Operation holds the lead responsibility for this policy with responsibility for implementation delegated to the Head of Property.</p>
Definitions	<p>For purposes of this policy, unless otherwise stated, the following definitions shall apply:</p> <p>Fall Prevention Measures: Fall prevention measures include various safety protocols and equipment implemented to prevent falls and protect individuals from harm. These may include installing guardrails and barriers, providing safety nets or fall arrest systems, restricting access to elevated areas, ensuring proper lighting in common areas and the appropriate management of common areas which are the responsibility of the Association.</p> <p>Emergency Response Plan: An emergency response plan outlines procedures for dealing with fall-related incidents, including evacuation and rescue protocols.</p>

	<p>Continuous Improvement: Continuous improvement refers to the ongoing process of enhancing fall protection measures based on best practice and industry standards, ensuring that safety practices remain effective and up-to-date.</p>
<p>Policy Statement</p>	<p>1. Policy Aims</p> <p>1.1 The key aims of this policy are to:</p> <ul style="list-style-type: none"> • Prevent falls and Injuries: The primary aim is to prevent falls from elevated surfaces and reduce the risk of injuries among residents, visitors, employees, and contractors on the landlord's properties. • Comply with laws and regulations: Ensuring that the policy aligns with all relevant local, regional, and national laws, regulations, and industry standards related to fall protection. • Promote a Safe Environment: Create a safe and secure environment for customers by providing advice and guidance on potential risks and mitigating potential fall risks through estate management inspections and a range of property surveys. • Identify training and awareness: Provide comprehensive height awareness training to employees and ensure that all contractors carry out the appropriate risk assessments and method statements in advance of carrying out any work. • Ensure effective use of equipment: Ensure that fall protection equipment, such as guardrails, safety nets, and personal protective equipment, is used correctly and maintained to prevent accidents. • Promptly report and record any incidents: Have protocols in place to ensure that timely reporting of potential fall hazards and any fall-related incidents are investigated promptly and managed in line with the Associations processes. • Provide residents and visitors with appropriate safety information. • Education: Educate residents about fall prevention measures, safety guidelines, and the importance of adhering to property-specific safety rules and their responsibility to ensure that visitors abide by any safety requirements relating to the property or building. • Embed continuous improvement: Establish a culture of continuous improvement by regularly reviewing and updating the policy and procedures based on best practice and lessons learned from incidents. • Ensure contractor compliance with the policy: Contractors delivering services to the Association's properties are made aware of this policy and will be required to ensure that they carry out any works in line with this policy. Contractors will be required to provide appropriate risk and method statements before undertaking any work on the Association's buildings. <p>2. Policy Management</p> <p>2.1 Risk Assessment and Management</p>

Regular estate inspections on common areas will be carried out on each property to identify potential fall hazards and action taken to address the risk. Estate management frequencies:

- High rise blocks (over five stories): daily
- Other common areas: monthly

Actions are taken to address any fall hazards identified in inspections.

Records of monthly close inspections are retained by the Association and held against the property record.

Records of daily block checks will be held by March 2024.

2.2 Fall Prevention Measures

Adequate guardrails and barriers will be installed in areas with elevated surfaces or fall hazards.

Appropriate fall arrest systems will be provided where necessary and inspected annually.

Access to restricted areas with fall hazards will be limited and clearly marked.

Proper lighting will be maintained in all stairwells and common areas to reduce the risk of falls. This will be checked as part of daily/monthly inspections.

Any damaged or malfunctioning equipment will be promptly repaired or replaced in line with the Repairs and Maintenance Policy.

2.3 Reporting and Incident Management

Any reports of injuries or near misses caused by a fall will be reported quarterly to the Health and Safety Forum and the Association's Board annually.

3. Relevant Legislation:

- **Health and Safety at Work etc. Act 1974:** This is a key piece of legislation that sets out the general duties and responsibilities for ensuring the health and safety of employees and others who may be affected by work activities. It requires employers, including landlords, to ensure the safety of anyone who may be affected by their activities, including taking measures to prevent falls from height.
- **Work at Height Regulations 2005:** These regulations specifically address the risks associated with working at height and outline measures that must be taken to prevent falls and mitigate the risks involved. It applies to all work activities where there is a risk of a fall liable to cause personal injury.
- **Construction (Design and Management) Regulations 2015:** If

	<p>the landlord is involved in construction projects or significant refurbishments, these regulations apply. They place duties on various duty holders to manage health and safety risks during the construction phase, including fall protection measures.</p> <ul style="list-style-type: none"> • Building (Scotland) Regulations 2004: These regulations set out the minimum standards for the design and construction of buildings in Scotland, including requirements related to safety provisions, such as guardrails, handrails, and barriers. • Management of Health and Safety at Work Regulations 1999: These regulations require employers and those in control of premises to assess the risks to the health and safety of employees, visitors, and other third parties and implement appropriate control measures, which may include fall protection measures. • Housing (Scotland) Act 2006: This act includes provisions relating to the condition and safety of private rented housing, and landlords have a duty to ensure the safety of their properties and meet the required housing standards. • Occupiers' Liability (Scotland) Act 1960: This act deals with the legal duties owed by occupiers of premises to visitors, including the duty to take reasonable care to ensure that visitors are safe from harm. This could encompass ensuring proper fall protection measures are in place. • Provision and Use of Work Equipment Regulations 1998: These regulations apply to work equipment, including fall protection equipment, and set out requirements for inspection, maintenance, and safe use. <p>4. Linked Policies and Procedures:</p> <ul style="list-style-type: none"> • Repairs and Maintenance Policy • Estate Management Policy
Approval	Board, August 2023
Policy Owner	Head of Property
Review	<p>This policy will be reviewed every three years, or more frequently where there has been a change in legislation, regulations of operational requirements.</p> <p>Next review: August 2025, Board</p>