

Quick Read: Property Compliance

What is property compliance?

Property compliance is how My Space makes sure the homes we manage are safe, well maintained and meet all legal requirements.

We are committed to taking a "next to no risk" approach to property safety and compliance. This means we regularly inspect, test and maintain our properties to help keep tenants safe and protect our homes.

What areas does property compliance cover?

Our Property Compliance Policy covers six key areas:

- Gas safety
- Fire safety
- Electrical safety
- Asbestos management
- Lift and lifting equipment safety
- Water hygiene and Legionella control

How we keep properties compliant

We work to ensure our properties remain safe by:

- Maintaining an accurate property and compliance register
- Carrying out regular inspections, testing and maintenance
- Keeping clear records of all compliance activities
- Monitoring and completing remedial works where required
- Using competent, qualified contractors and specialists
- Working with tenants to gain access for essential safety checks
- Reporting compliance performance to our Board on a regular basis

We also seek independent assurance where appropriate to support our compliance activities

Spotlight: Compliance checks matter because they help protect tenants, visitors, staff and contractors. Some checks, such as gas safety inspections, fire risk assessments and electrical testing, are legal requirements and help us identify and address risks before they become serious problems.

Your role as a tenant

You can help us keep your home safe by:

- Allowing access for planned safety inspections and maintenance
- Reporting repairs or safety concerns promptly
- Following fire safety guidance in your home
- Using electrical appliances safely
- Informing us of any changes that could affect your safety needs