



# The Social Housing Safety Network Scotland NEWSLETTER

## Welcome!

Our Autumn 2025 newsletter will bring you up to date with what's happened since the last edition and what we've got coming up over the coming months.

## ANNUAL CONFERENCE 2025 Shining a Light on Tenant & Resident Safety in Scotland

**Social Housing Safety Network Scotland Annual Conference 2025  
Hampden Park - 19th & 20th November 2025**

We'd like to say a huge THANK YOU to all the members who joined us at last week's two day Annual Conference at Hampden Park Stadium. We welcomed over 90 of you on each day to network, share ideas, and listen to our amazing speakers.

We're putting together a round-up of the two days, which we will share with members next week.

We've also sent slides out to all who attended - if you haven't received these please email [events@scotlandsafetynetwork.scot](mailto:events@scotlandsafetynetwork.scot)



## Awaab's Law - Are you ready?

### FREE 'Legal Hour' with Brodies LLP - 20th January 2026 (Live online)

Awaab's Law is named after two-year old Awaab Ishak who died in 2020 following prolonged exposure to damp and mould in his home. The law seeks to hold landlords accountable for addressing safety issues promptly and to safeguard tenants from the detrimental effects of substandard living conditions. It will prescribe timescales for social landlords to investigate and carry out repair work for certain hazards that pose a significant risk of harm to the occupiers of the social property.

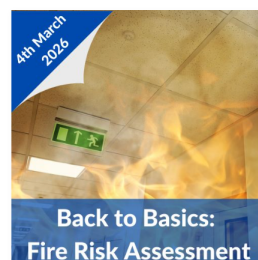
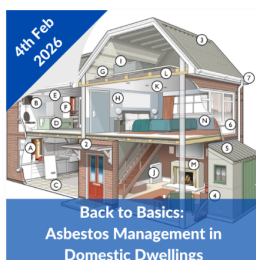


Awaab's Law is being introduced as part of the Housing (Scotland) Bill, which has recently received royal assent. The intention is for Awaab's Law to be implemented in Scotland from March 2026. Secondary legislation and government guidance, which will detail the specific requirements on landlords, is expected before that date.

Join us for the next 'Legal Hour' with Amy Anderson from Brodies LLP to find out more about the new requirements on landlords and what they should do now to prepare. Email [events@scotlandsafetynetwork.scot](mailto:events@scotlandsafetynetwork.scot) to reserve your place.

## FREE Back to Basics Webinar Series

Our 'Back to Basics' series of webinars which will take a look at a specific safety-related subject and tell you what you should be doing to comply with the Regulations and standards – sometimes, it's about more than holding a certificate or assessment and ticking a box. [Visit the website](#) for more information and to book.





## Women in Tenant Safety Scotland (WiTSS)

*Connecting, championing and inspiring women...*



Woman in Tenant Safety Scotland (WiTSS), which celebrated its first birthday at last week's conference, was established to help to empower and inspire female colleagues across member organisations and give them an opportunity to form a collective voice to help and learn and develop from each other.

The group now has over 40 members and an active WhatsApp group.

The WiTSS Network is available to all women who work in tenant and resident safety, property/asset, maintenance teams in organisations who are members of the Social Housing Safety Network Scotland. To join us please [fill in the form here](#).

## Fire Door Safety Week

Back in September this year's Fire Door Safety Week took place, with a campaign called 'Fire Travels Fast'.

The British Woodworking Federation (BWF) warned that the surge in lithium-ion battery fires from e-bikes and e-scooters – combined with poor fire door maintenance – could put lives and property at risk across the UK.

New research, carried out by BWF has revealed a sharp rise in public concern about the fire risks posed by lithium-ion batteries, particularly those found in e-bikes and e-scooters, with over half (59%) of owners saying their fire risk fears have grown since getting one.

It's crucial to understand the factors that ensure a fire door performs as intended – product manufacture, quality, installation and maintenance all play a part. Their correct specification, maintenance and management can be the difference between life and death for building occupants, as can their use. Propping a fire door open means that they won't perform as they should in the event of a fire.

Everyone plays their part in ensuring a fire door performs as it should, from the manufacturer through to the building users, and this is why the annual Fire Door Safety Week campaign exists.

Topping the list of battery-powered items seen as a fire hazard are:



## World Mental Health Day

Another important campaign that took place recently was World Mental Health Day on 10th October.

Mind want everyone to understand that mental health is important every day, as mental health doesn't take a day off. Not on World Mental Health Day and not on any other day of the year. Mental health is more than a small part of our lives – it's every moment of every day.



You can find out more [on the Mind website](#).

For the Mental Health Foundation, the theme for 2025 was the stressful impact of repeated exposure to news coverage of crises and conflicts.

Constantly hearing about negative news from around the world can be a lot to take in – and that's because it is. Repeat exposure to upsetting content can chip away at our mental health, leaving us feeling sad and anxious.

You can find out more and [download a free tip sheet here](#).

Mates in Mind highlighted that 776,000 workers experienced work-related stress, depression or anxiety in 2023/24, with the main work factors including demands of the job, lack of control, lack of information and support, work relationships, and roles and responsibilities.

This is a reminder to employers that they have a legal duty of care to ensure the health, safety and wellbeing of their employees, including mental health/stress.

You can view and download [resources on their website](#).

## HETAS Advice Hub



The [HETAS Advice Hub](#) is where you will find all you need to know about anything stove related. From choosing the right stove through to top tips on how to burn better, lighting your fire, making sure your fuel is 'Ready to Burn' and everything in between. Working together for a cleaner, safer and more sustainable environment.



## Welcome to our new members!

Since our last newsletter, our Network has grown and we're delighted to welcome the following organisations:

**River Clyde Homes**

**Cunninghame Housing Association**

## SHR annual report and accounts

The Scottish Housing Regulator has recently published its annual report and accounts for 2024/25.

The report highlights the work the Regulator did during 2024/25 to safeguard and promote the interests of tenants, people who are homeless, and others who use the services of social landlords.

It also underlines the significant and ongoing challenges facing the social housing sector.

[You can read more here.](#)

## Revision to emergency lighting standard released

The British Standards Institute (BSI) has updated its code of practice for the emergency lighting of premises, setting out clear recommendations and guidance on the design, installation, wiring, and maintenance of emergency lighting systems.



Superseding the 2016 version, the revised standard – BS 5266-1:2025 Emergency lighting. Code of practice for the emergency lighting of premises – aims to promote a consistent approach to emergency lighting and ensure people can safely exit or remain in a building during emergencies, while also supporting the use of essential safety equipment.

[Read more here.](#)

## Fire safety impacting accessibility, warns report

A new report has highlighted the need for greater accessibility for elderly and disabled residents when it comes to implementing fire safety measures.

The report has warned that fire safety is happening “*at the expense of accessibility*”. The findings are drawn from interviews with 12 housing and health practitioners in Scotland and data gathered from 140 community peer researchers across the UK who are older and/or disabled. They indicate that fire safety measures in housing, while designed to protect residents and are required by law, can leave older and disabled people “*trapped in their own homes*”. They cited that heavy, self-closing fire doors are creating “*daily barriers and sometimes injuries for people with mobility issues*”. [Access the report here.](#)

# Important reminders from IATP (Independent Asbestos Training Providers)

## What should your asbestos management plan contain?

Your plan should include:

- ➡ Who is responsible for managing asbestos
- ➡ Your asbestos register, including the site plan showing the location of asbestos-containing materials (ACMs) and areas not inspected
- ➡ The schedule for monitoring the condition of ACMs
- ➡ How you will share your asbestos register with workers or contractors doing maintenance work
- ➡ Control arrangements to ensure that ACMs are not disturbed
- ➡ Emergency procedures if ACMs are disturbed



The plan should be site-specific and say who is responsible for each element of the plan. It can be written or electronic.

Make it easy to read, update, and find when you or anyone else needs it.



## Outdated asbestos training

Outdated knowledge can put you, your team, and the public at serious risk.

The Health and Safety Executive recommends annual refresher training for anyone who may come into contact with asbestos-containing materials.

Why? Because safe working methods, legislation, and even your job role can change over time.

Find a trusted IATP-approved training provider to update your knowledge.

## Consultation launched on the Control of Asbestos Regulations and guidance

HSE has launched a consultation on proposals to improve the application of the Control of Asbestos Regulations and guidance around asbestos management to help protect workers and building users.

Great Britain already has one of the best workplace health and safety performances globally, with some of the lowest rates of occupational injury and fatality in Europe.

These proposals build on this strong foundation to enhance protections in areas where asbestos remains a significant health risk.

The consultation aims to seek stakeholders' views on three proposals:

- ◆ To ensure the independence and impartiality of roles in the four-stage clearance process to further minimise the risk of exposure from asbestos to workers and building users after the removal of asbestos
- ◆ To drive up the standard of asbestos surveys to ensure duty holders have the information they need to safely manage asbestos risks
- ◆ To clarify the type of work that constitutes work with asbestos known as Notifiable Non-Licensed Work (NNLW)

This consultation is relevant to all parties engaged in the asbestos regulatory system – in particular duty holders, asbestos analysts, asbestos removal contractors (including licensed) and asbestos surveyors. It is also relevant to associated professions, including facilities management and construction.

You can view the consultation, which runs until 9th January 2026, [here](#).



## Last chance to book - CDM for Clients

**CDM for Clients**

**'Live online' public course**

**3rd December 2025**

Click the banner for more info and to book places...



**All Network members are entitled to a discounted rate on Housing H&S Compliance UK Ltd training courses.**

## And there are more upcoming training courses...

Click the banners for more information and booking forms.

### Gas Safety Awareness

**'Live online' public course**

**8th January 2026**

Click the banner for more info and to book places...



**Housing H&S  
developed course**

### Lift Safety Management

**'Live online' public course**

**14th January 2026**

Click the banner for more info and to book places...



**Housing H&S  
developed course**

### Effectively Managing Your Contractors

**'Live online' public course**

**15th January 2026**

Click the banner for more info and to book places...



**Housing H&S  
developed course**

### Managing Your Electrical Testing Programme and Understanding Documentation

**'Live online' public course**

**21st January 2026**

Click the banner for more info and to book places...



**Housing H&S  
developed course**

### Condensation, Damp and Mould: Causes & Cures (Technical Officers)

**'Live online' public course**

**27th January 2026**

Click the banner for more info and to book places...

