



The Social Housing Safety Network Scotland MEMBER ROUND-UP



Our monthly member round-ups are a reminder of everything that's been going on this month - from news stories to member events and webinars.

FREE webinar for members: Awaab's Law - Are you ready?

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.

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. You can find out [more details here](#) and email events@scotlandsafetynetwork.scot to book a free place.

www.scotlandsafetynetwork.scot November 2025

Scottish Housing Regulator (SHR) 'The risks we will focus on - November 2025'

Each year the Scottish Housing Regulator assesses risk in social landlords to determine what assurance it needs from them and what they may need to improve.

The latest publication from SHR sets out which risks they will focus on; we have summarised the content of the risk assessment specifically focusing on tenant and resident safety, but you can read the full information [here](#).



Scottish Housing
Regulator

As in previous years, SHR will continue their focus on:

- Tenant and resident safety: whether and how landlords meet their statutory obligations on tenant and resident safety
- Quality of homes: how landlords ensure that the homes they provide to tenants are good quality, and whether they have a good understanding of the condition of those homes

Landlords assuring themselves, their tenants and SHR is central to the Regulator's approach to regulation. Good governance is even more important than ever to ensure that social landlords can manage the challenges they face. All landlords must prepare and publish an Annual Assurance Statement (Statement) in accordance with the Regulator's statutory guidance to confirm if the landlord complies with:

- Regulatory requirements at Chapter 3 in the Framework;
- Standards and outcomes in the Charter;
- all relevant legislative duties;
- for RSLs, the Standards; and
- any specific assurance requirements SHR have asked landlords to cover in their Statement.

Social Housing Safety Network Scotland - 6 bulletin

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HSE work-related H&S stats

HSE has released the annual work-related health and safety statistics for Great Britain (GB) (2024/25).



The data shows:

- ➔ 1.9 million working people suffering from a work-related illness
- ➔ 964,000 workers suffering work-related stress, depression or anxiety
- ➔ 511,000 workers suffering from a work-related musculoskeletal disorder
- ➔ 2,218 mesothelioma deaths due to past asbestos exposures (2023)
- ➔ 124 workers killed in work-related accidents
- ➔ 680,000 working people sustained an injury at work according to the Labour Force Survey
- ➔ 59,219 injuries to employees reported under RIDDOR
- ➔ 40.1 million working days lost due to work-related illness and workplace injury

You can view and download the full statistics summary document [here](#).

Home Fire Safety Checker: Get tailored advice for your home or for someone you care for

This fire safety checker tool from London Fire Brigade allows you to carry out a check of your home in only a few minutes.

The tool will make a recommendation based on your answers to a series of questions - that might be booking an in-person Home Fire Safety Visit, or carrying out an assessment of the home yourself.

[You can access the fire safety checker here.](#)



Office for Product Safety and Standards updates

⚠️ Urgent safety check for 85,000 tumble dryers at risk of fire.

Affected brands include: Candy, Baumatic, Caple, Haier, Hoover, Lamona, Iberna, Montpellier.

⚠️ Check yours now.

👉 It takes just a few minutes to check if yours is affected. Find your model and serial number, and either check online or contact the manufacturer.



If you own one of the affected models, you should STOP using it immediately and unplug the appliance.

[Read more here.](#)



December's best deals?

The ones that don't put you or your loved ones at risk. Even well known online marketplaces sometimes host sellers listing unsafe products – from chargers and smart tech to kitchen appliances and beauty tools.

Before you wrap up that purchase, make sure that you:

✓ Check the seller: Research their name, location, and how long they've been selling.

✓ Read their reviews: Focus on detailed reviews mentioning safety, not just star ratings.

✓ Verify product descriptions: Check for usage instructions, warnings and safety marking (UKCA or CE), and information on materials.

✓ Check if the product has been recalled.

[More guidance can be found here.](#)

NFCC raises concerns over lithium-ion battery standards

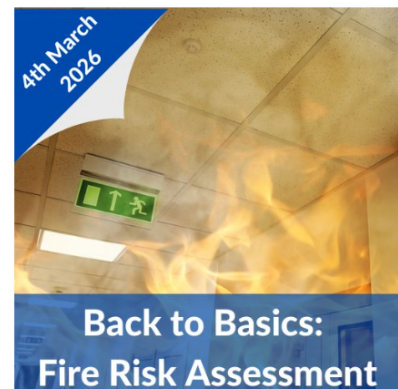
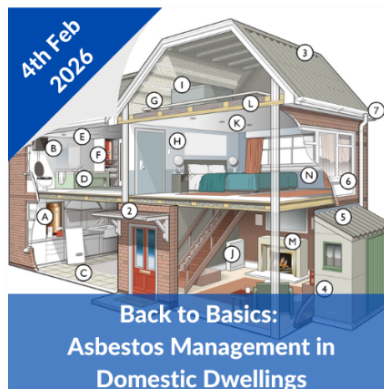
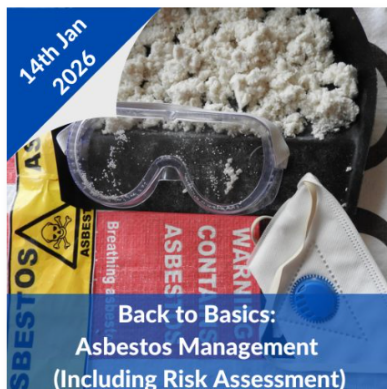
The National Fire Chiefs Council (NFCC) has shared its concerns over the lack of safety standards to counter the growing challenge of lithium-ion battery fires in the UK.

In a position statement addressing the fire risks associated with emerging energy technologies, NFCC states that the growing use of lithium-ion batteries in consumer products is outpacing UK safety standards and has urged further action from the government to help tackle these risks.

[Read more here.](#)

Free member webinars

Our 'Back to Basics' series of webinars 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... for more information, and to book, click [here](#).



A gift from us: An extra 10% discount on selected January 2026 training courses

We are very pleased to share an exclusive discount for some of the upcoming HHSC Learning live online training courses (this is on top of the discounted member rate).

To use the discount: simply book one of the eligible courses. Discount automatically applied.

The following courses are included in the offer (click the banners for more details and to book).



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**