

ReSI Housing Limited

Lift Safety Policy

1. Introduction

1.1 This policy applies to all operations, Property Managers, Building and Estate Managers, employees and contractors of ReSI Housing Limited (**ReSI Housing** or the **Company**).

1.2 The purpose of this policy is to ensure that lifts and lifting equipment within areas under ReSI Housing's responsibility are managed, maintained, inspected and operated safely in order to protect residents, employees, contractors and members of the public.

1.3 ReSI Housing recognises the importance of maintaining safe and reliable lift services and will adopt a risk-based approach to lift safety management in accordance with relevant legislation, guidance and industry standards.

1.4 This policy should be read alongside relevant leases, management agreements and property management arrangements, which define the respective responsibilities of ReSI Housing, residents, freeholders, managing agents and third parties.

2. Responsibilities

2.1 The Board

2.1.1 The Board has overall responsibility for ensuring that appropriate arrangements are in place for the safe management of lifts and lifting equipment within areas under ReSI Housing's control or responsibility.

2.1.2 The Board will seek assurance that competent persons, managing agents and contractors are fulfilling their lift safety responsibilities and that identified risks are being appropriately managed.

2.2 Responsible Person

2.2.1 ReSI Housing will appoint a suitably competent person to oversee lift safety compliance and maintain oversight of lift-related risks, inspections, servicing and remedial actions.

2.2.2 The appointed person will be responsible for:

- Maintaining records relating to lifts and lifting equipment;
- Ensuring statutory inspections and maintenance are completed;
- Monitoring lift defects and remedial actions;
- Ensuring lift contractors are appropriately appointed and managed;
- Reviewing lift performance and safety compliance;
- Maintaining oversight of lift shutdowns and emergency arrangements.

2.3 Property Managers and Managing Agents

2.3.1 Property Managers and managing agents acting on behalf of ReSI Housing must cooperate in the implementation of this policy and ensure that lift safety risks are appropriately managed within areas under their control.

2.3.2 Where responsibility for lift maintenance or statutory compliance rests with a superior landlord, freeholder or third-party managing agent, ReSI Housing will seek appropriate assurance that suitable lift management arrangements are in place.

2.4 Contractors

2.4.1 Contractors engaged to undertake lift servicing, inspection, repair or modernisation works must demonstrate appropriate competence, qualifications and experience relevant to the work being undertaken.

2.4.2 Contractors must comply with all statutory requirements, relevant British Standards and safe systems of work relating to lifts and lifting equipment.

2.4.3 Contractors must immediately report any safety-critical defects, breakdowns or matters presenting significant risk to ReSI Housing or the managing agent.

3. Competence and Training

3.1 ReSI Housing will ensure that persons involved in the management of lift safety risks receive appropriate information, instruction and training relevant to their role.

3.2 Persons responsible for managing lift compliance and contractor oversight must have sufficient competence and knowledge to discharge their duties effectively.

3.3 Competent lift contractors and inspection bodies engaged by ReSI Housing should, where appropriate, hold relevant accreditation or certification.

4. Legal Framework and Guidance

4.1 ReSI Housing will comply with all relevant legislation and guidance relating to lift safety management, including:

- Health and Safety at Work etc. Act 1974
- Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)
- Provision and Use of Work Equipment Regulations 1998 (PUWER)
- The Management of Health and Safety at Work Regulations 1999
- Construction (Design and Management) Regulations 2015
- BS EN 81 (current editions) – Safety Rules for the Construction and Installation of Lifts
- Relevant guidance issued by the Health and Safety Executive (HSE) and industry bodies

5. Approach to Lift Safety Management

5.1 ReSI Housing will adopt a risk-based approach to the management of lifts and lifting equipment within areas under its responsibility.

5.2 ReSI Housing will ensure that passenger lifts and relevant lifting equipment within communal or retained areas are subject to:

- Routine servicing and maintenance;
- Statutory thorough examinations;
- Responsive repairs where defects arise.

5.3 Thorough examinations required under LOLER will be undertaken at intervals required by legislation and by a suitably competent independent inspection body.

5.4 Lift servicing and maintenance will be undertaken in accordance with manufacturer recommendations, statutory requirements and operational need.

5.5 ReSI Housing will maintain records relating to lift servicing, inspections, defects, breakdowns and remedial works.

5.6 Safety-critical defects identified through servicing, inspection or breakdown attendance will be risk assessed and addressed within appropriate timescales.

5.7 Where lifts are taken out of service for safety reasons, ReSI Housing or its managing agent will seek to ensure that residents are informed appropriately and that suitable arrangements are considered for vulnerable residents where reasonably practicable.

5.8 Prior to major refurbishment or replacement works affecting lift systems, ReSI Housing will ensure that appropriate technical assessments and contractor controls are implemented.

5.9 ReSI Housing does not generally hold responsibility for lifting equipment located wholly within premises demised to leaseholders or shared owners, except where responsibility arises through the lease, retained landlord obligations, statutory duty or specific management arrangements.

6. Resident Communication

6.1 ReSI Housing will seek to provide residents with clear information regarding lift breakdowns, major repairs, planned shutdowns and safety-related matters where appropriate.

6.2 Residents will be encouraged to report lift defects, entrapments or safety concerns promptly through the appropriate reporting arrangements.

7. Monitoring, Recording and Review

7.1 ReSI Housing will maintain appropriate records relating to lift servicing, inspections, statutory examinations and remedial actions.

7.2 The appointed responsible person will monitor lift safety compliance and ensure that identified actions are appropriately tracked and progressed.

7.3 The Board will receive periodic assurance regarding lift safety compliance and outstanding lift-related risks where appropriate.

8. Policy Review

ReSI Housing

This policy will be reviewed as required or at least every two years to reflect changes in legislation, guidance, operational practice or organisational structure.

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