



## **LIGHTING (LSM) 2018**

### **1.0 Purpose**

- 1.1 The aim of this policy is to ensure adequate natural, electrical and emergency lighting is provided in domestic premises owned by the Association.
- 1.2 The procedures detailed within this section are intended to comply with the requirements set out in the Building (Scotland) Regulations 2004 and the Fire Safety (Scotland) Regulations 2006.

### **2.0 References**

- Fire (Scotland) Act 2005
- Housing (Scotland) Act 1987
- The Building (Scotland) Regulations 2004
- The Fire Safety (Scotland) Regulations 2006

### **3.0 Landlord Responsibilities**

- 3.1 The Association will ensure that all tenanted properties and communal areas are adequately lit to ensure occupiers can carry out general every day activities and in the event of an emergency can exit the premise safely.

### **4.0 Procedures:**

- 4.1 In properties containing flats and maisonettes, the common escape routes will be adequately illuminated to ensure occupants can exit the building safely.
- 4.2 An Emergency lighting system will be present in common escape routes and designed to automatically illuminate upon the failure of the power supply.
- 4.3 The Association will carry out and record periodic inspections of the emergency lighting system.
- 4.4 All domestic premises will be provided with a natural source of light to ensure the health of the occupant is not threatened.
- 4.5 Windows will be fitted on communal stairways and landings where practicable.
- 4.6 Artificial lighting will be installed in communal areas. The Association will ensure the lighting does not present sources of glare or create shadows.
- 4.7 Communal stairways and landings will have a lighting level of at least 100 lux.

- 4.8 Electrical lighting will be provided in all rooms with a switch immediately at the entrance of the room.
- 4.9 A light switch will be provided at both the top and bottom of staircases.
- 4.10 The Association will install external lighting in residential car parks.
- 4.11 The Association will maintain and record a lighting inspection programme and will replace bulbs and fixtures in communal areas when required.

**5.0 Review**

- 5.1 This policy will be subject to review at least every 3 years.

George Tainsh  
Director

**13<sup>th</sup> December 2017**

**Policy Consultation and Review Process:**

Reviewed by Management Team & Assistant Technical Services Manager	6 <sup>th</sup> December 2017
Reviewed by the HSEHR Committee	13 <sup>th</sup> December 2017
<b>APPROVED BY THE MANAGEMENT COMMITTEE</b>	<b>25<sup>th</sup> January 2018</b>
<b>Date of Next Review</b>	December 2020