



The
Supported
Housing
Compliance
Company

Supported Housing Safety Checker

A fast, free tool to identify safety red flags in your supported housing property.



We're The Supported Housing Compliance Company.

We specialise in building safety for supported living operators.

We save care providers **time, money, and stress** by ensuring your properties exceed housing and CQC compliance standards.

This **quick checklist** highlights the most serious building compliance failures we regularly encounter during **Housing or CQC inspections** at supported living properties. These are issues that could result in immediate enforcement action, hefty fines, or even service closure.

Use this 5-minute spot check to identify urgent risks before CQC inspectors arrive at your door.

**Tick if COMPLIANT. Leave blank if action is needed.*

FIRE SAFETY

- ☐ Fire Risk Assessment completed within last 12 months by a competent assessor.
- ☐ Fire alarm system serviced annually with current certificate available.
- ☐ Emergency lighting tested monthly with written records maintained.
- ☐ Fire extinguishers serviced annually and positioned correctly.
- ☐ Fire escape routes completely clear of storage, furniture, or obstructions.
- ☐ Ensure all fire door gaps are within 2-4mm tolerance.

WATER SAFETY

- ☐ Legionella Risk Assessment completed within one (1) year.
- ☐ Water temperature monitoring is conducted monthly, with records kept.
- ☐ Legionella scheme of control visibly displayed for tenant reference.
- ☐ Legionella policy visibly displayed for tenant reference.
- ☐ Hot water storage above 60°C and outlets reaching 50°C within 1 minute.
- ☐ Little-used outlets flushed weekly to prevent stagnation.



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ELECTRICAL SAFETY

- ☐ Valid EICR certificate (within 5 years) available.
- ☐ PAT testing is completed within 12 months for all portable electrical equipment.
- ☐ All electrical defects resolved – no Category 1 or 2 issues outstanding.
- ☐ All electrical work is completed by qualified professionals with certificates on file.

GAS SAFETY

- ☐ Gas Safety Certificate current (annual inspection by Gas Safe engineer).
- ☐ All gas appliances included in annual safety inspection.
- ☐ Carbon monoxide detectors fitted in rooms with gas appliances.
- ☐ Gas Safe registration verified for all engineers conducting work.

DOCUMENTATION

- ☐ All certificates filed and accessible within 2 minutes during inspection.
- ☐ Renewal dates tracked with advance booking system in place.
- ☐ Qualified contractors used with current insurance and competency certificates.
- ☐ Maintenance records complete, showing regular inspections and repairs.
- ☐ Internal noticeboard displaying current safety certificates, emergency procedures, key policies, and routine compliance logs. (e.g. emergency lighting and outlet flushing records)

YOUR COMPLIANCE RISK SCORE

How many boxes did you tick? ____ / 25

- ✅ 18-25 = Low Risk
- ⚠️ 12-17 = Moderate Risk
- ❌ 11 or fewer = High Risk

**See next page for recommendations*



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RECOMMENDATIONS

✓ 18-25 = Low Risk

Your compliance appears robust. Keep maintenance and monitor renewal dates.

⚠ 12-17 = Moderate Risk

Action required within 30 days. Address gaps before your next inspection.

✗ 11 or fewer = High Risk

High-risk compliance concerns. Immediate action is recommended.

Professional support is strongly advised to protect residents and services.

FIVE (5) COMMON CQC ENFORCEMENT TRIGGERS

These issues trigger immediate enforcement. Don't ignore these – they're among the **top reasons for CQC enforcement action.*

- ⚠ Expired Fire Risk Assessment (older than 12 months).
- ⚠ Electrical defects – unresolved Category 1 or 2 items.
- ⚠ Expired Gas Safety Certificate.
- ⚠ Missing monthly emergency lighting records.
- ⚠ Blocked or obstructed fire escape routes.

HOW WE CAN HELP

We help Care and Housing providers stay compliant with minimal disruption to residents. Our assessors work sensitively around vulnerable individuals, delivering fast, reliable services without stress.



BONUS:

If you need more than one thing sorted, **we handle it all under one roof**, so you're not coordinating multiple contractors on top of everything else.



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OUR SERVICES COVER:

FIRE RISK

- Fire Risk Assessments
- Fire Extinguisher Servicing
- Fire Door Surveys

GAS & ELECTRICAL

- Fire Alarm Servicing
- Emergency Lighting
- PAT Testing
- EICRs
- EPCs

WATER & ENVIRONMENTAL HYGIENE

- Legionella Risk Assessments
- Asbestos Surveys

OUR PACKAGES:



Handover Bundle – Ideal for new schemes or service transitions.

- Fire Risk Assessment
- Legionella Risk Assessment
- Asbestos Management Survey



Service Bundle – For ongoing property compliance and safety.

- Fire Risk Assessment
- Legionella Risk Assessment
- PAT Testing
- Emergency Lighting
- Fire Alarm Servicing



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NEW PACKAGE:  **preferred by housing associations*



Fully Managed – For those who want compliance completely off their plate.

- All compliance requirements handled
- Renewals tracked and booked automatically
- Access and scheduling managed
- Certificates organised and ready
- One simple monthly Direct Debit

DIRECT DEBIT BENEFITS

Switching to Direct Debit doesn't just help you stay compliant – it helps you stay in control of your budget.

With a simple monthly payment, you'll receive:

- ✓ FREE Annual Compliance Summary Report (worth £195)
- ✓ FREE PAT Testing for next year.
- ✓ Priority scheduling for urgent appointments.
- ✓ Automated renewal reminders so you never miss a deadline.
- ✓ Predictable monthly costs = no large lump-sum surprises.



BOOK YOUR FREE COMPLIANCE REVIEW TODAY.



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