

Rother Owned/Leased Accommodation

Window Restrictor Policy

1. Aims

This Policy outlines our approach to managing window restrictors as a way of preventing falls from height.

The Policy outlines:

- When we'll install window restrictors in our homes and communal areas
- How we'll inspect and maintain window restrictors
- Resident responsibilities.

2. Scope

This policy applies to anyone living in a property owned or managed by Rother District Council.

This policy applies to all homes and communal areas owned and/or managed by Rother District Council, including:

- Temporary accommodation
- Leased accommodation
- Accommodation on the Rough Sleeper or Next Steps schemes

3. Legal Requirement

There is no specific legal requirement to fit restrictors to windows in our existing homes.

Building Regulations require windows in new homes to be at least 800mm high to prevent falls. The Housing Health and Safety Rating System (HHSRS) considers windows with an opening lower than 1100mm above the floor an increased risk to children.

Window restrictors should:

- Restrict the window opening to 100mm or less
- Be suitably robust to withstand foreseeable forces applied by an individual determined to open the window further
- Be sufficiently robust to withstand damage.

4. What we will do

In all residential properties owned or managed by Rother District Council we will include window restrictors to all windows on or above the first floor, or on the ground floor if there is a significant drop outside.

We will repair or replace any defective window restrictor when reported. We will consider recharging the cost of repair/replacement where the restrictor has been deliberately damaged.

We will consider requests to fit window restrictors to existing windows on or above the ground floor on a case by case basis. Where the window sill or banister height is low, guarding may be more appropriate.

Where we fit window restrictors, we'll make sure residents are still able to open windows.

Any staff member may request the installation of a window restrictor where they feel it would improve safety.

During inspection of empty homes, we will:

- Inspect all windows restrictors (irrespective of who fitted them)
- Repair any defective window restrictors
- Install window restrictors on or above the first floor, where they are missing

5. Resident Responsibility

Residents are responsible for:

- Safety within their home
- Not removing or tampering with a window restrictor we install
- Reporting defective window restrictors in their home, including communal areas, to us promptly.

6. Review

We will carry out a review of this policy every three years or sooner, subject to any legal, regulatory or internal changes. We will consult and involve our tenants at these reviews through satisfaction surveys and feedback groups.

7. Data Protection

Rother District Council collects, holds and uses a considerable amount of information, including personal data, so that it can provide its services to you. Rother District Council is fully committed to protecting your personal data. You can find a copy of our Privacy Policy at www.rother.gov.uk/data-protection-and-foi/privacy-policy/