



Yenaa Housing

Pest Control Policy 2024



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Policy Checklist	
Date of Implementation	Feb 24
Date of Last Review	Feb 26
Date of Next Review	Feb 28

Yenaa Housing: Pest Control Policy

1. Purpose:

This policy outlines the procedures for preventing and controlling pests within Yenaa Housing properties. The aim is to protect the health and safety of staff, residents, and visitors, maintain the structural integrity of our buildings, and comply with relevant legislation and best practices.

2. Scope:

This policy applies to all Yenaa Housing staff (including permanent, temporary, and agency staff), residents, and visitors in all Yenaa Housing properties. This includes all internal and external areas of the properties.

3. Legal and Regulatory Framework:

This policy is informed by and compliant with the following legislation and guidance:

- Prevention of Damage by Pests Act 1949: Places a duty on local authorities and landowners to keep land free from rats and mice.
- Public Health Act 1936: Empowers local authorities to deal with nuisances, including pest infestations.
- Control of Pesticides Regulations 1986 (as amended): Regulates the sale, supply, storage, advertisement, and use of pesticides.
- COSHH (Control of Substances Hazardous to Health) Regulations 2002: Applicable when using pesticides, requiring assessment and control of risks.
- Biocidal Products Regulations 2012: Regulates the placing on the market and use of biocidal products (including some pesticides).
- Food Safety Act 1990 (where applicable): Requires food businesses to protect food from contamination, including by pests.
- Health and Safety at Work etc. Act 1974: Ensures the health, safety, and welfare of employees and others affected by work activities, including pest control.
- Relevant Local Authority Bye-laws: Specific local regulations regarding pest control may apply.
- British Pest Control Association (BPCA) Codes of Practice: Provides industry best practice guidance.

4. Pests Covered:

This policy covers, but is not limited to, the following common pests:

- Rodents (rats and mice)
- Insects (cockroaches, ants, fleas, bed bugs, wasps, flies)
- Birds (pigeons, seagulls)

5. Principles of Pest Control:

Yenaa Housing is committed to the following principles:

- **Prevention:** Proactive measures to prevent pest infestations.
- **Early Detection:** Regular inspections and monitoring to identify pest activity early.
- **Integrated Pest Management (IPM):** A holistic approach that prioritises non-chemical methods of pest control wherever possible, using pesticides only as a last resort.
- **Safe and Responsible Use of Pesticides:** When pesticides are necessary, they will be used safely, responsibly, and in accordance with all relevant regulations and manufacturer's instructions.
- **Professional Pest Control Services:** Engaging qualified and accredited pest control professionals for treatment and advice.
- **Communication and Cooperation:** Effective communication with residents and staff regarding pest control measures.

6. Responsibilities:

Management: Responsible for:

- Implementing and maintaining this policy.
- Engaging qualified pest control contractors.
- Providing resources for pest prevention and control.
- Ensuring staff are trained and informed.

Staff: Responsible for:

- Reporting any suspected pest activity to management immediately.
- Following pest prevention guidelines.
- Cooperating with pest control contractors.

Residents: Responsible for:

- Reporting any suspected pest activity to management immediately.
 - Maintaining cleanliness within their properties.
 - Following pest prevention guidelines provided by Yenaa Housing.
 - Cooperating with pest control contractors.
 - Allowing access for inspections and treatments.
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7. Pest Prevention Measures:

The following measures will be implemented to prevent pest infestations:

- **Building Maintenance:** Regular inspection and maintenance of buildings to seal cracks and openings that could allow pests to enter. This includes doors, windows, pipes, and foundations.
- **Waste Management:** Proper storage and disposal of waste in sealed containers. Regular emptying of bins and cleaning of bin areas.
- **Hygiene:** Maintaining cleanliness in communal areas, kitchens, and bathrooms.
- **Food Storage:** Proper storage of food in sealed containers.
- **Vegetation Management:** Keeping vegetation around buildings trimmed to reduce harborage for pests.
- **Water Management:** Addressing any leaks or standing water that could attract pests.
- **Resident Education:** Providing residents with information and advice on pest prevention.

8. Pest Control Procedures:

- **Reporting Pest Activity:** Any suspected pest activity must be reported to management immediately. Reports should include details of the type of pest, location, and extent of the infestation.
- **Inspection:** Upon receiving a report of pest activity, management will arrange for an inspection to assess the situation and identify the pest.
- **Treatment:** If treatment is required, a qualified pest control contractor will be engaged to carry out the work.
- **Pesticide Use:** Pesticides will only be used when necessary and as part of an Integrated Pest Management (IPM) approach. The contractor will:
 - Use the least toxic pesticide effective for the target pest.
 - Apply pesticides in accordance with manufacturer's instructions and all relevant regulations.
 - Take precautions to minimize exposure to residents, staff, and pets.
 - Provide clear information about the pesticides used and any precautions that need to be taken.
 - Provide safety data sheets (SDS) for all pesticides used.
- **Monitoring:** After treatment, the contractor will monitor the situation to ensure the infestation has been controlled.

9. Contractor Management:

- All pest control contractors must be qualified, accredited, and licensed to carry out pest control work.
 - Contractors must provide proof of insurance and comply with all relevant health and safety regulations.
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- Contracts will be in place with pest control providers to ensure appropriate service levels.