

Statute or Regulation	J & E Hall Legislation Ref	Notes on Applicability	Came into Force on	Activity & Compliance Controls	Compliance Review	Compliance Status
Hired Agreements for Premises	10.10	<p>Whether you are a landlord or tenant of a commercial property, you will have a duty to ensure the business premises are well maintained and safe, healthy places for people to work. The law and the terms of the lease determine whether the landlord or tenant is responsible for certain aspects of commercial property.</p> <p>A landlord's obligations and responsibilities may be laid down in legislation or form part of the lease agreement between them and their tenants. In the latter case, therefore, it is essential that both landlords and tenants understand their respective responsibilities.</p> <p>It is also essential that you are aware of the following:</p> <p>Factors considered in a safety agreement who is responsible for:</p> <ul style="list-style-type: none"> Gas Safety Fire Safety Electrical Safety Management Systems Pressure and Filling Maintenance Health and Safety Minimum Energy Efficiency Standards (MEES) <p>Employers and Public-Providers Liability Insurance</p> <p>You can confirm that there are no policy restrictions applicable in respect of work at height at third party sites or for work in confined spaces. The policy also includes hot works at third party sites subject to OSE's hot work permit process conditions.</p> <p>Professional Indemnity Insurance, Employers' Liability Insurance</p> <p>No restrictions</p>		Annual legal audit conducted by HSE and Legal	Complete annual Legal Audit, due in March	Fully Compliant
Business Insurance	10.10	<p>Employers and Public-Providers Liability Insurance</p> <p>You can confirm that there are no policy restrictions applicable in respect of work at height at third party sites or for work in confined spaces. The policy also includes hot works at third party sites subject to OSE's hot work permit process conditions.</p> <p>Professional Indemnity Insurance, Employers' Liability Insurance</p> <p>No restrictions</p>		Annual legal audit conducted by HSE and Legal	Complete annual Legal Audit, due in March	Fully Compliant
Environmental Act 2021		The Environment Act, which became law in 2021, sets out the UK's new framework of environmental protection. Once the UK lifts the EU, rules on nature protection, water quality, clean air and other environmental protections that originally came from Brussels were at risk. The Act is intended to fill the gap.		The legally binding targets to protect the environment, clean up our air and rivers and boost nature were eventually published by the Government on Friday 16 December		
(0.30)	10.2	<p>The Environment Act allows the UK to introduce better environmental protection into law. It provides the Government with powers to set new binding targets, including for air quality, water, biodiversity, and waste reduction.</p> <p>The Act also established a new environmental watchdog, the Office for Environmental Protection (OEP), which will hold the Government and other public bodies to account and ensure that environmental law is complied with.</p>	26 November 2021	<p>The legally binding targets to protect the environment, clean up our air and rivers and boost nature were eventually published by the Government on Friday 16 December</p> <p>The targets are a key part of the work-leading Government Act 2021, that requires the Government to:</p> <ul style="list-style-type: none"> halt the decline in species populations by 2030, and then recover populations by at least 10% to meet current levels by 2042; reverse practice water losses in the rural estate by cutting down on natural grassland from 2024 and additional peat and heathland water usage in households; allow net zero emissions and boost nature recovery by increasing tree and woodland cover to 15.5% of total land area in England by 2050; bring the water for power that is used to produce hydrogen by 2025; cut exposure to the most harmful air pollutants to human health – PM2.5; reverse 90% of degraded habitats in Natura Special Areas to a favourable condition by 2042, with the rest in a recovering condition. 	J&E Hall continue to monitor the Environmental Act 2021 and act accordingly on any information, guidance or regulations published.	