

	Area	Legislative/ Regulatory Requirements	Complying as of date of report (Y/N)	Details if not complying	Current Risk High/ Medium/ Low	Mitigation Strategy/Plans (if applicable)
1	<b>Fire</b>	<ul style="list-style-type: none"> <li>• Dry riser testing</li> <li>• Inspections of common areas</li> <li>• Servicing of fire vent windows</li> <li>• LD2 Smoke &amp; Heat Alarms</li> </ul>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>	<ul style="list-style-type: none"> <li>• N/A – all tests being carried out as required</li> <li>• N/A</li> <li>• N/A</li> <li>• The legislation relating to these installations does not come into effect till Feb 2020.</li> </ul>	Low-Medium	<ul style="list-style-type: none"> <li>• Dry risers testing carried out in March 2020. Carried out on bi-annual and annual basis.</li> <li>• Scottish Fire &amp; Rescue carry out regular inspections as do caretaking staff on a daily basis</li> <li>• Fire Protection Group regularly service</li> <li>• LD2 (Smoke alarm) upgrades ongoing with 696 of 871 properties completed.</li> <li>• LD2 (Smoke alarms) upgrades to properties during rewiring works being monitored closely to ensure completion prior to March 1<sup>st</sup> target. Work to begin during stage 4 of the lifting of restrictions and will be completed out with the contract if required.</li> </ul>
2	<b>Gas</b>	<ul style="list-style-type: none"> <li>• Annual gas safety services</li> </ul>	N	<ul style="list-style-type: none"> <li>• <b>9 Failures to date – details below</b></li> <li>1) Tenant is in social isolation and is not allowing access to anyone during this</li> </ul>	Medium	<ul style="list-style-type: none"> <li>• Tenants unable or unwilling to give access – records are being kept of all instances and we are</li> </ul>

			<p>time. – ASV due on or before 08/04/2020 (currently 135 days overdue)</p> <p>2) Repeated no access. ASV due on or before 25/04/2020 (8 times no access – currently 118 days overdue)</p> <p>3) Tenant contacted contractor to say he was self-isolating as had symptoms therefore couldn't attempt access for 14 days. Despite attempts to contact tenant no access has been able to be gained to this property. ASV due on or before 02/05/2020 (currently 111 days overdue)</p> <p>4) Contractor was unable to carry out service as access to meter was not available due to shelving unit being built in front of it. Access was then refused on occasions after the unit was removed until service completed 21/05/2020- ASV due 08/05/2020 and <b>completed</b> 13 days overdue)</p> <p>5) Tenant unable to provide access due to recent surgery which has resulted in high risk of infection from COVID-19. ASV due 15/05/20. CHA in regular contact with tenant and have discussed suitable arrangements and dates for completion of the service with the</p>		<p>continuing to follow up/agree access as soon as practicably possible</p> <ul style="list-style-type: none"> <li>• Gas management procedures being updated to include revised timescales to ensure services are completed in line with HSE guidance.</li> <li>• One forced entry carried out in line with updated procedure. This will continue to be carried out and reviewed on a case by case basis.</li> </ul>
--	--	--	--	--	--

				<p>tenant however there has been no favorable change with regards to being able to access the property (currently 97 days overdue)</p> <p>6) Tenant refused access due to COVID-19 concerns. Numerous appointments made however engineers have not been allowed access to the property. ASV due 20/05/2020 (currently 92 days overdue).</p> <p>7) Tenant refused access due to COVID-19 concerns. Following discussions between tenant, access was arranged and service completed on 24/06/2020. ASV due 28/05/2020 (completed 28 days overdue).</p> <p>8) Tenant originally refused access due to being a health worker in direct contact with COVID-19 patients. Discussions with tenant to ease concerns resulted in access being gained over the weekend when tenant was not at work. ASV due 30/05/2020 and carried out 2<sup>nd</sup> June 2020 (<b>completed</b> 5 days overdue)</p> <p>9) Access to the tenant's property gained prior to anniversary date. Service could not be completed at original service due to access issues</p>		
--	--	--	--	---	--	--

				into the loft space to inspect the flue. Access gained on 8 <sup>th</sup> June 2020 however unable to visually inspect flue in loft due to breeze block in loft area. Work carried out and ASV completed 09/07/2020. ASV due date 31/05/2020 ( <b>completed</b> 82 days overdue).		
3	<b>Water Systems/ Legionella</b>	<ul style="list-style-type: none"> <li>Monthly inspections, temperature testing and legionella/ visual inspections of tanks</li> <li>Quarterly/bi-annual/annual inspections</li> </ul>	<p>N</p> <p>Y</p>	<ul style="list-style-type: none"> <li>All monthly inspections at multi-storey flats recommenced on 22<sup>nd</sup> June 2020 and are now being carried out in line with requirements identified in updated RAMS.</li> <li>All monthly, quarterly, bi-annual and annual inspections are now up to date</li> </ul>	Low	<ul style="list-style-type: none"> <li>Contractor sourced from SPA framework has now commenced program of works.</li> <li>A second contractor has been sourced and is being used for monthly checks at Radnor Park. If required this contractor can be used as a back-up going forward.</li> </ul>
		<ul style="list-style-type: none"> <li>Random checks in individual multi-storey flats</li> </ul>	N	<ul style="list-style-type: none"> <li>Random checks in individual multi-storey flats have now been carried out on a monthly basis since 22 June with COVID-19 control measures in place.</li> </ul>	Medium	<ul style="list-style-type: none"> <li>Monthly inspections not carried out between April and June. All residents given advice on control measures to minimize any risk during this time. No traces of legionella found in checks after resumption of program.</li> </ul>
		<ul style="list-style-type: none"> <li>Risk assessments in void properties</li> </ul>	Y	<ul style="list-style-type: none"> <li>New contractor has been carrying out risk assessments in current void properties as required.</li> </ul>	Low	<ul style="list-style-type: none"> <li>Legionella risk assessments have now been carried out in all void properties. Paper work is being submitted to CHA staff and verbal updates being provided on completion of the survey.</li> </ul>

4	<b>Electrical</b>	• Electrical inspections in common areas at multi-storey flats	Y	A large number of legislative electrical inspections are due this financial year (697). A contractor has been identified for electrical services and a program of work has now commenced. Contractor has provided assurances that work can be completed before 2020-21 ARC return to ensure compliance. A target of 120 properties per month has been set and to date access to 97 properties has been gained over a 3 week period.	Low	• Properties that do not have an electrical safety certificate within last five years will be subject to a failure in next year's Arc submission.
		• Electrical inspections in void properties	Y			
5	<b>Lifts</b>	• Monthly servicing and safety checks	Y	N/A – all checks being carried out as required	Low	• Contractor is responding to cyclical and reactive calls as normal and remains unhindered by restrictions.
6	<b>Asbestos</b>	Management and refurbishment surveys	Y	Inspections have now re-commenced as required within CHA properties	Low	<ul style="list-style-type: none"> <li>• CHA now have access to asbestos surveys as contractors staff returned from furlough.</li> <li>• No annual inspections due until October 2020</li> </ul>
		• Annual re-inspections	Y	N/A		