

	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	Fire	<ul style="list-style-type: none"> • Dry riser testing • Inspections of common areas • Servicing of fire vent windows • LD2 Smoke & Heat Alarms 	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>	<ul style="list-style-type: none"> • N/A – all tests being carried out as required • N/A • N/A • The legislation relating to these installations does not come into effect till Feb 2020. 	Low-Medium	<ul style="list-style-type: none"> • Dry risers testing carried out in March 2020 • Scottish Fire & Rescue carry out regular inspections as do caretaking staff on a daily basis • Fire Protection Group regularly service • LD2 (Smoke alarm) upgrades confirmed to restart on Monday 29th June 2020 with an estimated completion timescale of 10 weeks expected (628 installations outstanding). • LD2 (Smoke alarms) upgrades to properties during rewiring works being monitored closely to ensure completion prior to March 1st target. Work to begin during stage 4 of the lifting of restrictions and will be completed out with the contract if required.

2	Gas	<ul style="list-style-type: none"> Annual gas safety services 	N	<ul style="list-style-type: none"> 9 Failures to date – details below <p>1) Tenant is in social isolation and is not allowing access to anyone during this time. – ASV due on or before 08/04/2020 (currently 72 days overdue)</p> <p>2) Repeated no access. ASV due on or before 25/04/2020 (7 times no access – currently 55 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. Attempts to gain access have since re-commenced following the 14 day isolation period. ASV due on or before 02/05/2020 (currently 48 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 completed 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</p>	Medium	<ul style="list-style-type: none"> Tenants unable or unwilling to give access – records are being kept of all instances and we are continuing to follow up/agree access as soon as practicably possible Gas management procedures being updated to include revised timescales to ensure services are completed in line with HSE guidance. 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.
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				<p>suitable arrangements and dates for completion of the service with the tenant within the last week (currently 27 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. Information from telephone calls suggest tenant is not staying in the property due to COVID-19 concerns. ASV due 20/05/2020 (currently 29 days overdue).</p> <p>7) Tenant refused access due to COVID-19 concerns. Following discussions between tenant, family members and CHA staff access has been re-arranged for 24/06/2020. ASV due 28/05/2020 (currently 22 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 2nd June 2020 (completed 3 days overdue)</p>		
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				9) Access to the tenant's property gained prior to anniversary date. Service could not be completed at original service due to access issues into the loft space to inspect the flue. Access gained and completed on 8 th June 2020. ASV due date 31/05/2020 (completed 9 days overdue).		
3	Water Systems/ Legionella	<ul style="list-style-type: none"> Monthly inspections, temperature testing and legionella/ visual inspections of tanks Quarterly/bi-annual/annual inspections 	<p>N</p> <p>Y</p>	<ul style="list-style-type: none"> All monthly inspections at multi-storey flats which were due in April have now been instructed and these have been scheduled for Monday 22 June. Bi-annual and annual inspections up to date. Quarterly inspections are now due and will be carried out by new contractor HBE 	Low	<ul style="list-style-type: none"> Contractor sourced from SPA framework has now provided a proposal along with costs. SPA has verified that the information provided is accurate in relation to the information held on the water management framework. 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.
		<ul style="list-style-type: none"> Random checks in individual multi-storey flats 	N	<ul style="list-style-type: none"> Random checks in individual multi-storey flats have now been scheduled for 22 June and will ensure safe distancing measures. Not carried out since February 2020. 	Medium	<ul style="list-style-type: none"> In the meantime, advice given to tenants via posters in foyers to advise them to ensure all taps, that haven't been run for 7 days, are run for 5 minutes before use and to advise us of any problems with water temperature.

		<ul style="list-style-type: none"> Risk assessments in void properties 	Y	<ul style="list-style-type: none"> New contractor has been carrying out risk assessments in current void properties as required. 	Low	<ul style="list-style-type: none"> 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.
4	Electrical	<ul style="list-style-type: none"> Electrical inspections in common areas at multi-storey flats Electrical inspections in void properties 	Y Y	<p>A large number of legislative electrical inspections are due this financial year (697). A contractor has been identified for electrical services and a pre-start meeting is to be set up following lifting of lockdown restrictions. The QS has been contacted in order to verify ability of contractors carrying out electrical works in time to comply with legislation.</p> <p>These are being carried out as required.</p>	Medium	<ul style="list-style-type: none"> 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. Pre-start meeting held on 14/06/2020 with contractor who has confirmed CHA requirements are manageable based on 100 properties being completed per month.
5	Lifts	<ul style="list-style-type: none"> Monthly servicing and safety checks 	Y	N/A – all checks being carried out as required	Low	<ul style="list-style-type: none"> Contractor is responding to cyclical and reactive calls as normal and remains unhindered by restrictions.
6	Asbestos	<ul style="list-style-type: none"> Management and refurbishment surveys 	Y	N/A	Low	<ul style="list-style-type: none"> No surveys being carried out due to surveyors being furloughed. Asbestos surveys carried out in 2019/20 for properties with upcoming major repairs and common areas and asbestos register updated.

		• Annual re-inspections	Y	N/A		• No annual inspections due until October 2020
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