

	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 2021. 	Low-Medium	<ul style="list-style-type: none"> • Dry risers testing carried out in April 2020. Carried out on bi-annual and annual basis. Due to be completed October. • Scottish Fire & Rescue carry out regular inspections as do caretaking staff on a daily basis • Fire Protection Group regularly service • LD2 (Smoke alarm) upgrades ongoing with 724 of 871 properties completed. • 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 (one outstanding as at 29 September) – details below <p>1) Tenant was in social isolation and did not allow access to anyone during this time. – ASV due on or before 08/04/2020 (Completed 20/08/2020 - 135 days overdue)</p> <p>2) Repeated no access. ASV due on or before 25/04/2020. (8 times no access – ASV completed 15/09/2020 - 144 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 was able to be gained to this property. ASV due on or before 02/05/2020 (completed 14/09/2020 - 136 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>	Low / 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 are being carried out in full including forced accesses if required. This will be reviewed in line with government guidelines on an ongoing basis.
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				<p>5) Tenant unable to provide access due to 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 tenant however there has been no favorable change with regards to being able to access the property (currently 125 days overdue)</p> <p>6) Tenant refused access due to COVID-19 concerns. Numerous appointments made however engineers were unable to allow access to the property. ASV due 20/05/2020 (completed 15/09/2020 - 118 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</p>		
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				<p>and carried out 2nd June 2020 (completed 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 into the loft space to inspect the flue. Access gained on 8th June 2020 however unable to visually inspect flue in loft due to breeze block in loft area. Work carried out and ASV completed 15/07/2020. ASV due date 31/05/2020 (completed 46 days overdue).</p>		
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 	Y	<ul style="list-style-type: none"> All monthly inspections at multi-storey flats recommenced on 22nd June 2020 and are now being carried out in line with requirements identified in updated RAMS. All monthly, quarterly, bi-annual and annual inspections are now up to date 	Low	<ul style="list-style-type: none"> Contractor sourced from SPA framework has now commenced program of works. 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 	Y	<ul style="list-style-type: none"> 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. 	Low	<ul style="list-style-type: none"> Monthly inspections not carried out between April and June but have now resumed. 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.

		<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	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. An estimated completed date of December 2020 has been provided at the recent progress meeting with the contractor.	Low	<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.
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	<p>Management and refurbishment surveys</p> <ul style="list-style-type: none"> • Annual re-inspections 	Y Y	<p>Inspections have now re-commenced as required within CHA properties</p> <p>N/A</p>	Low	<ul style="list-style-type: none"> • CHA now have access to asbestos surveys as contractors staff returned from furlough. • Annual inspections due in October 2020 will be carried out as per schedule.

