	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	Dry riser testing	Y	N/A – all tests being carried out as required	Low- Medium	Dry risers testing carried out in April 2020. Carried out on bi- annual and annual basis. Due
		 Inspections of common 	Y	• N/A		to be completed October.
		areas				 Scottish Fire & Rescue carry out regular inspections as do caretaking staff on a daily
		Servicing of fire vent	Y	• N/A		basis
		windows • LD2 Smoke	Y	The legislation relating to these		Fire Protection Group regularly service
		& Heat Alarms		installations does not come into effect till Feb 2021.		LD2 (Smoke alarm) upgrades ongoing with 822 of 871 properties completed.
						LD2 (Smoke alarms) upgrades to properties during rewiring works being monitored closely
						to ensure completion prior to March 1 st target. Work to begin
						during stage 4 of the lifting of restrictions and will be
						completed out with the contract if required.

2	Gas	Annual gas safety services	N	 9 Failures to date (one outstanding as at 29 September) – details below 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) 2) Repeated no access. ASV due on or before 25/04/2020. (8 times no access – ASV completed 15/09/2020 - 144 days overdue) 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) 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) 	Low / Medium	 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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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).
We continue to try and gain access and
this is being actioned weekly.
tino to boiling dodoriod wooldy.
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).
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).
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 nd June 2020 (completed 5 days overdue) 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 8 th 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).		
3	Water Systems/ Legionella	 Monthly inspections, temperature testing and legionella/ visual inspections of tanks Quarterly/biannual inspections 	Y	 All monthly inspections at multistorey 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 dare 	Low	 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.
		Random checks in individual multi-storey flats	Y	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	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.
		Risk assessments in void properties	Y	New contractor has been carrying out risk assessments in current void properties as required.	Low	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	Electrical inspections in common areas at multi-storey flats Electrical inspections in	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	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.
_	1.164 -	void properties		N/A - H - I - I - I - I - I - I - I - I - I		
5	Lifts	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	Asbestos	Management and refurbishment surveys	Y	Inspections have now re-commenced as required within CHA properties	Low	 CHA now have access to asbestos surveys as contractors staff returned from furlough.
			Υ	N/A		

CLYDEBANK HA HEALTH AND SAFETY COMPLIANCE REPORT – 23 OCTOBER 2020

Annual re-		 Annual inspections due in
inspections		October 2020 will be carried out
		as per schedule.