

Topic	Compliance	Current position / background
<b>Contractors list</b>	<i>Good practise</i> Annual review	Contractor list approved by the Board in February 2021
<b>Asbestos</b>	<i>Control of Asbestos Regulations 2012 and associated Code of Practice L143</i> Asbestos surveys (management or demolition or refurbishment)	Register updated by Asset Manager, as needed
	<i>Control of Asbestos Regulations 2012 and associated Code of Practice L143</i>	Warning linked to repairs works orders; asbestos register issued to contractors and location of asbestos containing materials sent to contractors when requested
<b>Electrical</b>	<i>Electricity at Work Regulations 1989</i> (properties and communal areas) Electrical circuitry 5 year inspections	Process in place for 5 yearly inspections; year 1 has started with most inspections taking place at Cloverdale Court and Nairn Court.
	<i>Electricity at Work Regulations 1989</i> Older People schemes PAT or portable appliance testing	Process in place for PAT testing annually - visual and / or testing at schemes and offices
<b>Energy</b>	<i>Requirement</i> Minimum EPC rating E for relets / renewals (this covers all properties from April 2018)	EPCs collected for homes as part of stock condition survey 2018; part of void process.
	<i>Good practise (no regulation)</i> Servicing / checking of solar thermals	Annual inspection of solar panels is in place.
<b>Fire</b>	<i>Regulatory Reform (Fire Safety) Order (2005)</i> Servicing and maintenance of fire alarms and emergency lighting	Regular inspections carried out via works orders
	<i>Regulatory Reform (Fire Safety) Order (2005)</i> Fire risk assessments (FRAs)	FRAs carried out every 2 years or when there is a change to the building due to major works. Latest FRAs carried out in June 2021; currently being reviewed and the updated resident friendly FRAs prepared.
	<i>Regulatory Reform (Fire Safety Order) Regulations 2005</i>	No outstanding orders
	<i>Regulatory Reform (Fire Safety Order) Regulations 2005</i> Annual testing of hard wired smoke alarms	Gas contactor checks all smoke alarms in properties as part of gas servicing work. List of all alarms that have not be activated is reviewed quarterly. SHS arranges tests with external contractor and SHS staff carry out visits and tests with more vulnerable residents
	<i>Regulatory Reform (Fire Safety) Order (2005)</i> Servicing and maintenance of dry riser servicing	Carried out annually

<b>First Aid</b>	<i>Health &amp; Safety (First Aid) Regulations 1981 (as amended); Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013</i> Staff first aiders	Six staff members with first aid training. All staff aware of reporting procedures and incident, accident and near miss log
<b>Gas</b>	<i>Gas Safety (Installation and Use) Regulations 1998 &amp; L56 (5th edition)</i> Annual servicing of gas boilers	Annual gas servicing in place with separate contractor carrying out a 15% physical review and 100% desktop review
<b>Legionella</b>	<i>Health &amp; Safety at Work 1974, Management of Health &amp; Safety at Work 1999, Control of Substances Hazardous to Health 2002, Control of Legionella Bacteria in Water Systems Approved Code of Practice L6</i> Control of communal water installations to protect residents against Legionella	Arrangements in place to carry out regular inspections
<b>Lifts</b>	<i>Lifting Operations and Lifting Equipment Regulations 1998</i> Servicing and maintenance of passenger lifts	Contracts in place to carry out regular servicing and maintenance, with supplementary insurance inspections
	<i>Lifting Operations and Lifting Equipment Regulations 1998</i> Servicing and maintenance of stair lifts	Stairlift serviced at Griffiths Close; interim stairlifts installed at Thomas House in July 2021.
<b>Lightning</b>	<i>Electricity at Work Regulations 1989; Regulatory Reform (Fire Safety Order) Regulations 2005</i> Testing / maintenance of lighting conductors	No conductors in place; lightning risk assessment may be required. Following contact with the HSE, risk presented is very low. Review to be carried out following outcome of planning applications
<b>Staffing</b>	<i>Health and Safety at Work etc. Act (HSWA) 1974; Management of Health and Safety at Work Regulations 1999</i> Lone Worker policy	Policy in place
	<i>Health and Safety (Display Screen Equipment) Regulations 1992</i> Workstation assessments (new employees or changes to office layouts)	DSEs in the offices carried out in Feb/March 2019 and in home working spaces December 2020. Also as required by individual staff and when desks / furniture changed
	<i>Health and Safety at Work etc. Act (HSWA) 1974; Management of Health and Safety at Work Regulations 1999</i> Risk assessments	Role risk assessments and lone worker assessments in place; reviewed annually
	<i>Management of Health and Safety at Work Regulations 1999</i> Staff training and refresher courses	Training provided on a needs and service improvement basis

	<i>Health and Safety at Work etc. Act (HSWA) 1974;</i> <i>Management of Health and Safety at Work Regulations 1999</i> Driving at work	Forms part of the role risk assessment. Driving at work policy in place
	<i>Management of Health and Safety at Work Regulations 1999</i> Bad weather policy	Policy in place. Staff reminded of policy annually when weather starts. Mobile / agile working enables staff to work from home and/or schemes if unable to work at the office due to adverse weather
<b>Trees</b>	<i>Good practice</i> Inspection and action plan is in place to ensure health of tree and safety to people and buildings	New tree survey carried out in Autumn 2020; new 5 year programme in place wef April 2021
<b>Working at height</b>	<i>Workplace (Health, Safety and Welfare) Regulations 1992,</i> <i>Work at Heights Regulations 2005, PPE Regulations 1992,</i> <i>PUWER 1998</i> Testing / inspection of roof safety equipment	Affects 2 sites. Both schemes are certified by installers and are now part of formal compliance report.