

**Safety Service
Standard
Supporting
Document**

Compliance inspection / test cycles

The following tables list the main areas of statutory and non-statutory compliance and the cycle frequency that we work to (in some cases this is more often than the legal requirement and is best practice). It's not an exhaustive list.

Statutory compliance		
Area	Measure	Frequency
Gas	Dwelling	Annual
	Communal	Annual
Electrical	Communal	5 yearly
Legionella	Communal	<ul style="list-style-type: none"> • Monthly (temp testing) • Risk Based Sampling cycle (dependant on Risk Assessment) • Bi-Annually (Risk Assessment review)
Asbestos	Communal	Annual
LOLER (communal areas only)	Passenger	6 monthly
	Hoists	6 monthly
	Platform	6 monthly
	Stairlift	6 monthly
Fire Risk	Communal	Risk based guidance in place (1 yr, 2yr or 3yr)

Fire door inspections

Area	Measure	Frequency
18m+ buildings		
Dwelling fire door inspections	Dwellings	Annual
Communal fire door inspections	Communal	Quarterly
11m - 18m buildings		
Dwelling fire door inspections	Dwellings	Annual
Communal fire door inspections	Communal	Quarterly

Statutory compliance - fire equipment

Area	Measure	Frequency
Fire alarms	Communal	6 monthly
Automatic opening vents	Communal	6 monthly
Dry risers	Communal	6 monthly
Fire extinguishers	Communal	Annual
Smoke shafts	Communal	6 monthly
Sprinklers	Communal	6 monthly
Emergency lighting	Communal	<ul style="list-style-type: none"> • Annual (3 hour resilience test) • Weekly (flick test)
Generators	Communal	6 monthly

Non-statutory compliance		
Area	Measure	Frequency
Electrical	Dwellings	5 yearly (some moving from 10 year)
Pressure vessels (PUWER)	Communal	Annual
Playground inspections	Communal	<ul style="list-style-type: none"> • Monthly (visual inspection) • 6 monthly (LOLER)
Asbestos	Dwellings	Prior to refurb works

Underpinning legislation

The following table is intended to set out the key legislation that is relevant to our asset compliance. It is not possible to include every piece of legislation that is relevant to every scenario / circumstance within this table. Whilst this table will assist in guiding staff to the key legislation, staff should consider on a case-by-case basis the legislation that may be relevant to their work, activities and / or area.

Where a section of the table is **highlighted green**, this means that the legislation will definitely apply and staff and / or contractors will need to ensure compliance with the duties set out within it. Where a section of the table is **highlighted amber**, this means that the legislation may apply depending on the circumstances (e.g. if certain height thresholds are met or certain activities are being conducted). In these instances, those with responsibilities for that area or the work being conducted that is relevant to that area, will need to ensure they consider whether the legislation applies and identify any enhanced or additional obligations they may have to comply with as a result.

	Asbestos	Communal basements	Electrical safety	Fire safety and building safety	Gas safety	Legionella	Fall arrest symptoms	Lifts and lifting equipment	Play areas	Solid fuel appliance safety	Water booster pumps	Air conditioning	Solar PV	Solar thermal	Air source heat pumps	MVHR	Unvented cylinders	Automatic / electronic gates and doors	Communal / public garden areas including trees	HMO	Damp and mould
General Product Safety Regulations 2005	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Building Regulations 2010 (and Approved Documents)	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
Building Safety Act 2022 and any relevant enacting / supporting regulations	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	
Control of Substances Hazardous to Health Regulations 2002 (as amended)	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Regulatory Reform (Fire Safety) Order 2005 (as amended by the Fire Safety Act 2021)		✓	✓	✓	✓			✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	
Fire Safety (England) Regulations 2022				✓				✓													
Dangerous Substances and Explosive Atmospheres Regulations 2002	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓

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The Furniture and Furnishings (Fire Safety) Regulations 1988				✓																✓	
Smoke and Carbon Monoxide Alarm (England) Regulations 2015 (as amended)				✓	✓					✓										✓	
Gas Safety (Installation and Use) Regulations 1998		✓		✓	✓					✓										✓	
Pressure Systems Safety Regulations 2000		✓			✓			✓		✓	✓	✓	✓	✓	✓	✓	✓	✓			
Pressure Equipment (Safety) Regulations 2016		✓			✓			✓		✓	✓	✓	✓	✓	✓	✓	✓	✓			
F-Gas Regulations 2014												✓			✓						
Electricity at Work Regulations 1989 (as amended)	✓	✓	✓	✓	✓			✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
Electrical Equipment (Safety) Regulations 2016			✓							✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓

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The Plugs and Sockets etc. (Safety) Regulations 1994			✓							✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓
Water Supply (water fittings) Regulations 1999						✓					✓			✓			✓				
The Notification of Cooling Towers and Evaporative Condensers Regulations 1992						✓						✓									
Lifting Operations and Lifting Equipment Regulations 1998	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Lift Regulations 2016								✓													
Provision and Use of Work Equipment Regulations 1998	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Supply of Machinery (Safety) Regulations 2008	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Control of Asbestos Regulations 2012	✓	✓	✓	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓

