

Statutory Compliance %	Contractor	Frequency	Comments	Legislation
Asbestos Surveys complete		4 year programme, followed by re inspection		Control Of Asbestos Regulations 2012
Lifts Commercial		6 Months		Lift operations and lifting equipment regulations 1998
Lifts Domestic		6 Months		Lift operations and lifting equipment regulations 1998
Emergency lighting User Checks Grew (blocks only)		Monthly		Electricity at work regulations 1989 and Regulatory Reform (Fire Safety) Order 2005 and BS5266
Emergency lighting and door entry Annual (blocks only)		Annual		Electricity at work regulations 1989 and Regulatory Reform (Fire Safety) Order 2005 and BS5266
Fire alarms and emergency lighting Sheltered shops and offices		6 Months		Electricity at work regulations 1989 and Regulatory Reform (Fire Safety) Order 2005 and BS5266 and BS5839

PAT testing sheltered and offices	Annual or risk assessment	The Provision and Use of Work Equipment Regulations 1998 (PUWER)
Legionella	Risk assessed	Health and Safety at Work Act 1974 Control of Substances Hazardous to Health regulations 2002 (COSHH) The Notification of Cooling Towers and Evaporative Condensers Regulations Legionnaires Disease-The control of Legionella Bacteria in Water Systems ACOP
Gas Domestic	Annual	The Gas Safety (Installations and Use) Regulations 1998
Gas Commercial	Annual	The Gas Safety (Installations and Use) Regulations 1998
Non Contractor	Frequency	Legislation

Statutory compliance

Domestic (EICR)	5 to 10 years maximum	Electricity at Work Regulations 1989 and BS 7671 IEE Wiring Regulations
Sheltered communal(EICR)	5 years	Electricity at Work Regulations 1989 and BS 7671 IEE Wiring Regulations
Blocks communal(EICR)	5 years	Electricity at Work Regulations 1989 and BS 7671 IEE Wiring Regulations
Offices (EICR)	5 years	Electricity at Work Regulations 1989 and BS 7671 IEE Wiring Regulations
Fire fighting equipment Sheltered shops and offices	Annual	Regulatory Reform (Fire Safety) Order 2005
Powered Doors	Annual	ACOP and Gate Safe Regulations
Lightning	Annual	BS 6551 1992

conductor
servicing

Statutory regulations and laws are legal requirements; non-statutory regulations are not law but can be used in a court of law as evidence to claim compliance with a statutory requirement or approved code of practice.