| **Equipment/Testing** | **Requirement** | **Period** | **Last Test** | **Next Test** |
| --- | --- | --- | --- | --- |
| Fire Detection and Alarm (BS5839-1:2017), | Fire alarms should be tested every 6 months. This involves testing all alarm devices throughout a twelve month period, along with door closers & smoke vents. Any defects are noted and reported as part of a compliant service report. |  |  |  |
| Fire Extinguishers (NFPA 10) | Fire extinguishers need to have an external maintenance examination conducted on a yearly basis, at the time of hydrostatic test, or when specifically indicated by an inspection discrepancy. Extinguishers need to have an internal examination conducted at anywhere from 1-6 year intervals depending on the type of extinguisher. For example, a dry chemical, stored pressure fire extinguisher must have an internal examination every 6 years, see NFPA 10 Table 7.3.3.1 for more details on other types of fire extinguishers. |  |  |  |
| Emergency Lighting (BS 5266-1:2016) | The monthly emergency lighting tests, also known as the ‘flick tests’, are a short functional test.  For the annual test, the requirements for emergency lighting are to test for a duration of three hours. When doing so, the primary lighting circuit must be switched off and emergency lights left on for three hours in line with BS 5266-1. All luminaires should remain lit throughout this period. Any defects should be reported and remediated as soon as possible. |  |  |  |
| PAT Testing (Electricity At Work Regulations 1989) | The Electricity at Work Regulations 1989 require that any electrical equipment that has the potential to cause injury is maintained in a safe condition. However, the Regulations do not specify what needs to be done, by whom or how frequently (i.e. they don't make inspection or testing of electrical appliances a legal requirement, nor do they make it a legal requirement to undertake this annually). |  |  |  |
| Electrical Wiring Testing (EICR)) | An EICR should be completed every 5 years and looks at the property’s consumer unit, wiring and outlets, earthing and bonding.  The electrician will be looking for live wires and damaged electrical fittings. If the property’s circuits are safe, a certificate will be issued. |  |  |  |
| Fire Risk Assessment  Regulatory  Reform (Fire Safety Order) 2005- Common Parts Type 1 | A Type 1 Fire Risk Assessment (FRA) is [non-destructive](https://www.cardinus.com/fire-risk-assessment/), and the most common. A Type 1 FRA assesses all the common parts of a building, such as a lobby area in a shared block of flats – but not individual dwellings. In some cases, a Type 1 FRA will inspect construction points between individual dwellings (such as shared supportive walls) – but in most cases, this is not necessary.  A Type 1 FRA has the purpose of ensuring that common parts of a building have the arrangements which allow people to escape if there was to be a fire – such as clear signage pointing to entry and exit points. The results of a Type 1 FRA may reveal the requirement for further FRAs. If this is the case, the Type 1 FRA will list reasons why this would be required. |  |  |  |
| Residents Front Door Certification (FD)-  The Fire Safety (England) Regulations 2022] **legal requirement January 2023** | All fire doors in communal areas of the building must be checked at least every three months.  Typically, these doors will include:   * doors to stairways and stairway lobbies * cross-corridor doors, which sub-divide corridors * doors to storage and electrical equipment cupboards * doors to riser shafts, within which various services run   Flat entrance fire doors at periods not exceeding 12 months. |  |  |  |
| Fire Policy/ residents guidance on fire prevention  The Fire Safety (England) Regulations 2022] legal requirement January 2023 | You must display fire safety instructions in a conspicuous part of the building.  The instructions must be in a comprehensible form that residents can reasonably be expected to understand.  The instructions must cover the following matters:   * the evacuation strategy for the building (e.g. stay put or simultaneous evacuation) * instructions on how to report a fire (e.g. use of 999 or 112, the correct address to give to the fire and rescue service, etc.) * any other instruction that tells residents what they must do when a fire has occurred   These instructions must also be provided directly to new residents as soon as reasonably practicable after they move into their accommodation, as should also be the case if there are any material changes to the instructions (e.g. as a result of alterations to the building).  In addition, these instructions should be reissued to all existing residents at periods not exceeding 12 months. |  |  |  |
| Fire Tests and Evacuation | Not required only an evacuation plan and assembly point |  |  |  |
| Health and Safety Policy  (health & Safety At work Act 1974 | Unless 5 or more employees, not required |  |  |  |
| Risk Assessments (Management of Health and Safety at Work Regs) 1999 | Unless 5 or more employees, not required |  |  |  |
| Asbestos Regulations (Control of Asbestos Regulations 2012  ) | * Find out if asbestos is present * Make a record of the location, type and condition of the asbestos * Assess the risk of anyone being exposed to the asbestos * Prepare a plan on how to manage these risks * Put the plan into action, monitor it and keep it up to date * Provide this information to anyone who might work on or disturb the asbestos |  |  |  |
| Available Safe Egress Time (ASET) | Escape time is the time from ignition until the time at which all the occupants of the building, or a specified part of the building, are able to reach a place of safety and this time should be less than ASET.  15m per minute should be achieved |  |  |  |
| Approved Doc B in the Fire Safety Building Regulations. | 30 mins flat to flat  30 mins wall to an escape route  60 mins wall to boiler room  60 mins wall to a kitchen |  |  |  |
| Lifts Maintenance only if fitted with a switch control to allow firefighters to take control  **The Fire Safety (England) Regulations 2022 legal requirement January 2023** | The responsible person is required to check other essential firefighting equipment once a month and take necessary steps to fix them. [Guidance](https://www.gov.uk/government/publications/check-your-fire-safety-responsibilities-under-the-fire-safety-england-regulations-2022) specifies which pieces of equipment are subject to a visual inspection or other check, but it is not the intention of these regulations to require responsible persons to engage specialists to undertake these checks. |  |  |  |
| AOVs- smoke control systems  The Fire Safety (England) Regulations 2022 legal requirement January 2023 | The responsible person is required to check other essential firefighting equipment once a month and take necessary steps to fix them. [Guidance](https://www.gov.uk/government/publications/check-your-fire-safety-responsibilities-under-the-fire-safety-england-regulations-2022) specifies which pieces of equipment are subject to a visual inspection or other check, but it is not the intention of these regulations to require responsible persons to engage specialists to undertake these checks. |  |  |  |
| Wayfinding Signage  The Fire Safety (England) Regulations 2022 legal requirement January 2023 | All high-rise residential buildings in England to install wayfinding signage in their buildings. This includes clear markings identifying floor and individual flat numbers.  It is, however, already a legal requirement for all new multi-occupied residential buildings above 11 metres (including those existing buildings undergoing relevant material alterations), to have signage installed. |  |  |  |