

Dawson House Building Safety Service Schedule

From November 2023

Dawson House

Dawson House was built in 1975 and is a 16 storey / 40.5m tall building, with 87 rented general needs homes. It has two central staircases, three clearly signed fire exits, and a total floor area of 5800m².

Category:

Higher risk building - 2.

Details of construction:

Reinforced concrete columns and beams, brick, block and plastic windows façade.

Heating type:

Commercial gas boiler.

Parking:

Underground car park, with parking facilities around the building with electronic gated access to upper car park.

Safety checks:

835 each year.

Number of fire doors within the building:

215.

| welcome to DAWSON HOUSE | |
|----------------------------|-----------|
| LIFT 2 | |
| Second Floor | 21 - 26 |
| Fourth Floor | 41 - 46 |
| Sixth Floor | 61 - 66 |
| Eighth Floor | 81 - 86 |
| Tenth Floor | 101 - 106 |
| Twelfth Floor | 121 - 126 |
| Fourteenth Floor | 141 - 146 |

Contact us

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Safety Checks

| TYPE | FREQUENCY | RESPONSIBLE PERSON |
|---|-----------------------------------|---|
| Asbestos reg 4 (communal areas) | Annually | Head of Investment & Cyclical Maintenance |
| Booster pump | Quarterly | Head of Investment & Cyclical Maintenance |
| Building façade | Every two years | Head of Compliance & Customer Safety |
| Calorifier water heater inspection | Quarterly | Head of Investment & Cyclical Maintenance |
| Closed circuit television | Bi-annually | Head of Investment & Cyclical Maintenance |
| Cold water storage inspections | Bi-annually | Head of Investment & Cyclical Maintenance |
| Commercial gas boiler | Bi-annually | Head of Investment & Cyclical Maintenance |
| Communal EICR | Every five years | Head of Investment & Cyclical Maintenance |
| Compartmentation survey | Five to six years | Head of Compliance & Customer Safety |
| Door entry access | Bi-annually | Head of Investment & Cyclical Maintenance |
| Dry riser (visual) | Annually | Head of Investment & Cyclical Maintenance |
| Dry riser (water pressure) | Annually | Head of Investment & Cyclical Maintenance |
| Emergency lighting (annual drain down) | Annually | Head of Investment & Cyclical Maintenance |
| Emergency lighting (monthly) | Monthly | Head of Investment & Cyclical Maintenance |
| Fire alarms (quarterly) | Quarterly | Head of Investment & Cyclical Maintenance |
| Fire alarms (weekly) | Weekly | Head of Building Support Services |
| Fire doors communal | Quarterly | Head of Compliance & Customer Safety |
| Fire extinguisher | Annually | Head of Investment & Cyclical Maintenance |
| Fire risk assessment | Bi-annually | Head of Investment & Cyclical Maintenance |
| Flat entrance fire doors | Annually | Head of Compliance & Customer Safety |
| Generator back up (electrical load bank test) | Annually | Head of Investment & Cyclical Maintenance |
| Generator back up (mechanical certificate) | Bi-annually | Head of Investment & Cyclical Maintenance |
| Generators insurance | Annually | Head of Investment & Cyclical Maintenance |
| Lift A (LOLER) | Bi-annually | Head of Investment & Cyclical Maintenance |
| Lift A (maintenance) | Every two months | Head of Investment & Cyclical Maintenance |
| Lift B (LOLER) | Bi-annually | Head of Investment & Cyclical Maintenance |
| Lift B (maintenance) | Every two months | Head of Investment & Cyclical Maintenance |
| Lighting conductor | Annually | Head of Investment & Cyclical Maintenance |
| Plant room | Annually | Head of Investment & Cyclical Maintenance |
| Portable appliance test | Annually | Head of Investment & Cyclical Maintenance |
| Smoke ventilation system | Subject to redesign | |
| Refuse room (chute damper) | Annually | Head of Investment & Cyclical Maintenance |
| Refuse room (suppression system) | Monthly | Head of Investment & Cyclical Maintenance |
| Rooftop fans | Quarterly | Head of Investment & Cyclical Maintenance |
| Rooftop inspection | Monthly | Head of Building Support Services |
| Structural surveys | To be commissioned 2023 – 2024 | Head of Compliance & Customer Safety |
| Temperature monitoring | Quarterly | Head of Investment & Cyclical Maintenance |
| Vehicle barriers | Bi-annually | Head of Investment & Cyclical Maintenance |
| Visual inspection of fire regulations equipment | Monthly | Head of Compliance & Customer Safety |
| Water risk assessment | Bi-annually | Head of Investment & Cyclical Maintenance |

This service schedule is reviewed and refreshed annually in line with our overall risk and assurance approach.