

Kennedy Gardens Block 3 Building Safety Service Schedule

From November 2023

Kennedy Gardens Block 3

Kennedy Gardens was built in 1963 and is a 10 storey / 33m tall building, with 79 rented general needs homes. It has two central staircases, four clearly signed fire exits, and a total floor area of 3500m².

Category:

Higher risk building - 2.

Details of construction:

In situ concrete frame, with brickwork surrounding the concrete frame and external wall insulation external façade.

Heating type:

Off site communal heating plant.

Parking:

Parking around building via fobbed electronic barriers.

Safety checks:

843 each year.

Number of fire doors within the building:

200.

Contact us

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Safety Checks

TYPE	FREQUENCY	RESPONSIBLE PERSON
Asbestos (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
Closed circuit television	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	Every five years	Head of Compliance & Customer Safety
Door entry access	Bi-annually	Head of Investment & Cyclical Maintenance
Dry riser (pressure)	Annually	Head of Investment & Cyclical Maintenance
Dry riser (visual)	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	Annually	Head of Compliance & Customer Safety
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
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
Smoke ventilation system	Annually	Head of Investment & Cyclical Maintenance
Solar panels PV (roof)	Every five years	Head of Investment & Cyclical Maintenance
Structural surveys	To be commissioned 2023/24	Head of Compliance & Customer Safety
Suppression systems (full building)	Monthly	Head of Investment & Cyclical Maintenance
Telecoms mast	Investigatory work underway to obtain more info	Head of Commercial Property
Temperature monitoring	Bi-annually	Head of Investment & Cyclical Maintenance
Unvented cylinders	N/A	
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.