

Melsonby Court Building Safety Service Schedule

From February 2025

Melsonby Court

Melsonby Court was built in 1970 and is a 12 storey / 33m tall building, with 66 rented general needs homes. It has one central staircase, three clearly signed fire exits, and a total floor area of 3500m².

Category:

Higher risk building 2.

Details of construction:

Reinforced concrete frame and floor slabs with outer brickwork and cladding (refurbished in 2007).

Heating type:

Electric panel and storage heaters.

Parking:

Available on site for residents and visitors.

Safety checks:

835 each year.

Number of fire doors within the building:

216.

Contact us

 www.thirteengroup.co.uk

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Safety Checks

TYPE	FREQUENCY	RESPONSIBLE PERSON
Asbestos (communal areas)	Annually	Head of Compliance Services
Booster pump	Quarterly	Head of Compliance Services
Building façade	Every two years	Head of Health & Safety
Closed circuit television	Bi-annually	Head of Building Support Services
Calorifier water heater inspection	Quarterly	Head of Compliance Services
Cold water storage inspections	Bi-annually	Head of Compliance Services
Commercial gas boiler	Bi-annually	Head of Compliance Services
Communal EICR	Every five years	Head of Compliance Services
Compartmentation survey	Every five to six years	Head of Health & Safety
Door entry access	Bi-annually	Head of Compliance Services
Dry riser (pressure)	Annually	Head of Compliance Services
Dry riser (visual)	Annually	Head of Compliance Services
Emergency lighting (annual drain down)	Annually	Head of Compliance Services
Emergency lighting (monthly)	Monthly	Head of Compliance Services
Fire alarms (quarterly)	Quarterly	Head of Compliance Services
Fire alarms (weekly)	Weekly	Head of Building Support Services
Fire doors communal	Quarterly	Head of Health & Safety
Fire extinguisher	Annually	Head of Compliance Services
Fire risk assessment	Annually	Head of Health & Safety
Flat entrance fire doors	Annually	Head of Health & Safety
Generator back up (electrical load bank test)	Annually	Head of Compliance Services
Generator back up (mechanical certificate)	Bi-annually	Head of Compliance Services
Generators insurance	Annually	Head of Compliance Services
Lift A (LOLER)	Bi-annually	Head of Compliance Services
Lift A (maintenance)	Every two months	Head of Compliance Services
Lift B (LOLER)	Bi-annually	Head of Compliance Services
Lift B (maintenance)	Every two months	Head of Compliance Services
Lighting conductor	Annually	Head of Compliance Services
Maintenance fans	Quarterly	Head of Compliance Services
Plant room	Annually	Head of Compliance Services
Portable appliance test	Annually	Head of Compliance Services
Refuse room (chute damper)	Annually	Head of Compliance Services
Refuse room (suppression system)	Monthly	Head of Compliance Services
Rooftop inspection	Monthly	Head of Building Support Services
Smoke ventilation system	Bi-annually	Head of Compliance Services
Structural surveys	Every 15 years	Head of Health & Safety
Temperature monitoring	Quarterly	Head of Compliance Services
Vehicle barriers	Bi-annually	Head of Compliance Services
Visual inspection of fire regulations equipment	Monthly	Head of Health & Safety
Water risk assessment	Annually	Head of Compliance Services

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