

## List of statutory requirements in **RED BOX** /CONCERTO

Type of Equipment	Servicing Periods	Comments
<b>Electrical</b>		
Electrical safety testing (fixed wiring installation)	5 yearly	Statutory requirement BS76671 &HSE Guidance-Safety in Electrical Testing.
Emergency Lighting	4 per year	Statutory requirement BS5266, 1988: part 1 service & Testing.
Fire Alarms	4 per year	Statutory requirement BS5839, 1980 part 1 Service & Testing (+Monthly sound testing by School)
Intruder Alarms	2 per year	Highly recommended essential maintenance and requirement of insurance companies.
Lighting conductors	Annually	Statutory requirement BS EN 50164.
Lifts _ Passenger	Examine every 6 mth/ Service monthly	Statutory requirement passenger lifts LOLER: 1998 (3) (Examine every 6 mths) Service monthly.
Lifts _ Non Passenger	Examine every 6 mths	
Access Control (Door Entry)	Annually	Recommendation only, ensure safety & security, help to reduce reactive maintenance and cost.
Electricity Operated Doors	4 per year	Recommendation only, ensures safety & may help to reduce reactive maintenance and cost.
Portable Appliance Testing (PAT)	Annually	Statutory to comply with Electricity at Work Regulations: 1989 Reg 4 (2)
Power stair lifts	Annually	
<b>Mechanical</b>		
Appliances (Gas)	Annually	Statutory requirement Gas Safety (Installation & Use) Regulation: 1998, Reg 36 clause 3 (a)
Boiler Servicing Gas	Annually	Statutory requirement Pressure Systems Safety Regulations: 2000
Pressurisation Units	Annually	Statutory requirement Workplace Regulations 1992 Clause 5 (1)

Mechanical Plant	Annually	Statutory requirement Gas Safety (Installation & Use) Regs 1998, Reg 36 clause 3 (a)
Overhead Gas Heaters	Annually	Statutory requirement Workplace Regulations 1992 Clause 5 (1)
Ventilation Duct Cleaning	Annually	Statutory requirement Workplace Regulations 1992 Clause 5 (1)
Air Conditioning Unit	Annually	Statutory requirement ACOP – L8 (or subject to changes to system)
Water hygiene Risk Assessment/ Management Plan	2 years (Or after major works)	Statutory requirement ACOP – L8 (including 2 major inspections at 6 monthly intervals)
Water Hygiene Monitoring (Legionella)	Monthly	Statutory requirement
Mains Gas Supply test	Annually	
Other		
Asbestos	Annually	
Eye Bolts	Annually	Statutory requirement BS7883: 2005 clause 12.2.2. As written scheme
Fixed Access Equipment	Annually	Statutory requirement BS8437: 2005 clause 13.1.2. (6 monthly – safety equipment suspended)
Fire fighting Equipments - Portable	Annually	Statutory requirement BS5306 part 3:2009
Shutters and Grills	Annually	Recommendation only, ensures safety & may help to reduce reactive maintenance cost.
Fire Risk Assessments	3 Yearly	Statutory requirement Fire Precautions Act 1971
Hear Loops	Annually	