

Kennedy Gardens Block 3 Building Safety Service Schedule

From February 2025

Kennedy Gardens Block 3

Kennedy Gardens was built in 1963 and is a 11 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 Reg 4 (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
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)	Quarterly	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
Rooftop inspection	Monthly	Head of Building Support Services
Smoke ventilation system	Bi-annually	Head of Compliance Services
Solar panels PV (roof)	Every five years	Head of Compliance Services
Structural surveys	Every 15 years	Head of Health & Safety
Suppression systems (full)	Quarterly	Head of Compliance Services
Telecoms Mast	Investigatory work underway to obtain more info	Head of Commercial Property
Temperature monitoring	Bi-annually	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.