

## Mascot House Building Safety Service Schedule

From February 2025

### **Mascot House**

Mascot House was built in 1990, and the block is on the site that was previously the Newcastle Picture Theatre. It is an eight story / 26m tall building, with 31 residential flats. It has two staircases, and four clearly signed fire exits. The total floor area is 2500m<sup>2</sup>. Mascot House has a number of systems and further information can be seen within the service schedule. There is a designated member of staff within Mascot House from Monday to Friday.

### **Category:**

Higher risk building 2.

### **Details of construction:**

Steel frame construction with a masonry envelope. Floors are a combination of beam and block and precast concrete slabs.

### **Heating type:**

Electric.

### **Parking:**

Rear of the building, with gated access.

### **Safety checks:**

218 each year.

### **Number of fire doors within the building:**

83.

### **Contact us**

-  [www.thirteengroup.co.uk](http://www.thirteengroup.co.uk)
-  0300 111 1000
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## Safety Checks

TYPE	FREQUENCY	RESPONSIBLE PERSON
Asbestos (communal areas)	N/A	
Automatic doors	Bi-annually	Head of Compliance Services
Booster pump	Quarterly	Head of Compliance Services
Building façade (intrusive)	Every six years	Head of Health & Safety
Building façade (visual)	Every two years	Head of Health & Safety
Calorifier water heater inspection	N/A	
Closed circuit television	Bi-annually	Head of Building Support Services
Cold water storage inspections	N/A	
Commercial gas boiler	N/A	
Commerical kitchen ventilation	N/A	
Communal EICR	Every five years	Head of Compliance Services
Compartmentation survey	Every 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)	N/A	
Refuse room (suppression system)	Monthly	Head of Compliance Services
Rooftop inspection	N/A	
Shower clean and descale	N/A	
Smoke ventilation	Bi-annually	Head of Compliance Services
Structural surveys	Every 15 years	Head of Health & Safety
Suppression systems (full building)	Quarterly	Head of Compliance Services
Temperature monitoring	Quarterly	Head of Compliance Services
Vehicle barriers	N/A	
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.**