

John Bowley and Sherwood Almshouses
Statutory Property Checks

Type of check	Minimum frequency	Property
Landlords Gas Safety	Annual	Bungalows only
PAT testing	Annual	Landlord's equipment on loan or in communal areas (over 1 year old). Loaned equipment in properties: dehumidifiers, electric fires (bungalows) and Lifeline equipment (bungalows)
Fixed wiring	Every 5 years/ when properties are empty	Flats, Bungalows, communal areas of John Bowley House
Unvented cylinder checks	Annual	Flats
Fire extinguisher	Annual	Flats and communal areas of John Bowley House
Fire blankets	Annual	Flats and bungalows
Smoke detectors	Annual	Flats and bungalows
CO detectors	Annual	Bungalows
Heat detectors	Annual	Flats
Fire door checks of front doors	Quarterly	Flats
Lift smoke detector	Annual	John Bowley House Lift
Fire alarm, detectors, and sounders	Weekly	John Bowley House
Emergency lights	Monthly	John Bowley House
Fire drill	Annual	John Bowley House
Fire Risk Assessment	Must be in place and reviewed annually	John Bowley House Communal areas
Asbestos Surveys and Management Plans	Must be in place	All properties
Legionella Risk Assessments	Must be in place	All Properties
EPC Certificates	Every 10 years	All Properties