

# De Montfort House Building Safety Service Schedule

**October 2024**

## De Montfort House

De Montfort House was built in 1984 and is a 16 storey/40.5m tall building, with 272 rented general needs flats. The building has two wings offset and linked by central core with 2 lifts, one for odd and one for even floors. There are 2 protected staircases in the centre of each of the 2 wings.

## Details of Construction

Concrete frame, with concrete floors and concrete external walls.

## Parking

Access to the car park is via barrier with intercom, which connects to the High-rise living co-ordinators office or by key fob. Residents have allocated parking spaces.

## Number of fire doors within the building

568.



TYPE	Frequency	Responsible Person
Fire Risk Assessment	6 monthly	Building Compliance Fire Safety Team
Passenger Lift Service	Monthly	Building Compliance Contracts Team
Fire Alarm Servicing	Every 3 months	Building Compliance Contracts Team
Fire Alarm Testing	Weekly	Building Compliance Fire Safety Team
Communal Smoke Alarm Testing	Weekly	Building Compliance Fire Safety Team
Emergency Light Servicing	Yearly	Building Compliance Contracts Team
Emergency Light Testing	Monthly	Building Compliance Fire Safety Team
In-House Communal Inspection	Weekly	High – Rise Living Co-Ordinator Team
Dry Riser Servicing	Every 6 months	Building Compliance Contracts Team
Auto Doors	Yearly	Building Compliance Contracts Team
CCTV Servicing/ Maintenance	Yearly	Building Compliance Contracts Team
Lightning Protection	Yearly	Building Compliance Contracts Team
PAT Testing	Yearly	Building Compliance Contracts Team
EICR	Every 5 years	Building Compliance Landlord Health & Safety Team
Refuse Chute System including Automatic fire shutter door	Every 6 months	Building Compliance Contracts Team
Legionella Checks	Weekly	High – Rise Living Co-Ordinator Team
Legionella Risk Assessment	Every 2 years	Building Compliance Landlord Health & Safety Team
Asbestos	Yearly	Building Compliance Landlord Health & Safety Team
Pest Control	Bi-monthly	Building Compliance Contracts Team
Heating & Hot Water System- Annual Gas Safety Checks	Yearly	Building Compliance Landlord Health & Safety Team
Communal Door Inspections	Quarterly - 3 Monthly	Building Compliance Fire Safety Team
Flat Front Door Inspections	Yearly	Building Compliance Fire Safety Team
Automatic Opening Vents	Weekly	Building Compliance Fire Safety Team
Fireman's Drop Key Testing	Weekly	Building Compliance Fire Safety Team