

Tenant safety compliance checks

It is our responsibility to make sure that you are safe in your home. In order to do this, we carry out a range of compliance checks within all of the homes we look after, as well as in the communal areas of NPH apartment blocks.

It's really important for you to let us in to your property to carry out these checks. We will always contact you before to arrange a suitable day and time.

The table below summarises what checks you can expect to take place, how often they will happen and roughly how long the appointment will last.

Compliance Area	Properties that will be checked	Approximate time required	Frequency of the check	Is it a legal requirement?
Gas Safety Certification	All properties with a gas supply and communal plant rooms	Less than 30 minutes	Annually	Yes
Fixed Wire Electrical Testing (EICR) – Domestic homes and communal areas	All	2 to 5 hours dependent on the size of your home	Once every 4 years	Yes
Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) - Passenger Lifts	Blocks with passenger lifts	2 hours	Once every 6 months	Yes
Legionella Risk Assessments	Blocks - communal areas	3 hours	Every 2 years	Yes
Asbestos Management	Blocks - communal areas	Dependent on block size	Annually	Yes
Fire Risk Assessments	Blocks - communal areas	Dependent on block size	Dependent on the block design, between 1 to 3 years	Yes
Fire Door Inspections	Blocks which are 4 storeys and higher	15 minutes per door	Communal Fire Doors once every quarter and flat doors once a year	Yes

