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	Requirements	Frequency	Applicable Law
Electrical Systems	Fixed Wire Inspection & Testing	5 yearly or 20% per year	NICEIC Regulations Electricity at Work Regulations 1989
PAT Testing	Visual Inspection, Formal PAT test	Annual – three yearly dependent on risk	Electricity at Work Regulations 1989
Gas Boilers	Regular Servicing, 'Gas Safe' Inspection, Provision of Gas Safety Certificate	Annual	Gas Safe
Fire Risk Assessment	Inspection / Review	Annual	Regulatory Reform (Fire Safety) Order 2005
Fire Extinguishers	Servicing and inspection	Annual	Regulatory Reform (Fire Safety) Order 2005
Fire Doors	Maintenance and inspection	Annual	Regulatory Reform (Fire Safety) Order 2005
Lighting Protection	Inspection	Annual	Electricity at Work Regulations 1989
Emergency Lighting	Testing Replace Bulbs & Batteries	Monthly Flick Test, 6 Monthly 1 hour Test, Annual Discharge Test – 3 hours	Regulatory Reform (Fire Safety) Order 2005
Lifts	Servicing, Insurance Inspection	6 months	Lifting Operations and Lifting Equipment Regulations 1998
Fire Alarms	Regular Maintenance, Testing of Call Points and Sounders, Testing of Detectors	Weekly Alarm Test, Annual Detector Test	Regulatory Reform (Fire Safety) Order 2005
Water Hygiene	Disinfection, Flushing, Microbiological Testing Review	Weekly Flushing Low Use Outlets, Monthly Temperature Checks, Quarterly Microbiological Sampling, Disinfection as Required	Control of Substances Hazardous to Health Regulations 2002 L8 ACOP