



PROPERTY INTEL

CLIENT-FACING

Block Compliance and Fire Safety — Service Brochure

Comprehensive Compliance and Fire Safety Management for London Residential Blocks — Systematic, Evidenced, and Regulation-Ready

DOCUMENT ID

PI-BLK-093

VERSION

1.0

CLASSIFICATION

Client-Facing

OWNER

Head of Block Management

REVIEW CYCLE

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Executive Summary

Property Intel delivers a fully managed compliance and fire safety service for residential blocks across Tower Hamlets and wider London. Our service ensures that every statutory and regulatory obligation — fire safety, building safety, asbestos management, water hygiene, electrical safety, lift maintenance, and insurance compliance — is tracked, scheduled, evidenced, and maintained without interruption.

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The regulatory landscape for residential building safety has changed fundamentally. The Regulatory Reform (Fire Safety) Order 2005, the Fire Safety (England) Regulations 2022, and the Building Safety Act 2022 impose extensive duties on building owners, managing agents, and RTM/RMC directors. Non-compliance carries criminal penalties, unlimited fines, and personal liability.

Property Intel's Compliance Dashboard provides real-time visibility of every obligation across every managed block. Every test, inspection, assessment, and certificate is scheduled, executed, documented, and stored. No obligation is left to memory, assumption, or chance. Our approach is designed to withstand regulatory scrutiny and protect the building, its residents, and the parties responsible for its safety.

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Who This Is For

Property Intel's compliance service is essential for:

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CLIENT TYPE	TYPICAL REQUIREMENT
RTM companies	Full compliance management, particularly where volunteer directors need assurance that statutory duties are being met
Resident Management Companies	Structured fire safety and building compliance programmes with professional oversight
Freeholders and landlords	Regulatory compliance and risk transfer through professional management
Leaseholder groups	Assurance that safety obligations are being met and evidenced
Higher-risk building owners	Building Safety Act 2022 compliance: Accountable Person duties, building safety case, golden thread
Developers (post-completion)	Compliance handover and ongoing management during the defect liability period

Property Intel's compliance service is essential for:

- Buildings subject to the Building Safety Act 2022 (18m+ or 7+ storeys)
- Blocks where the Fire Risk Assessment has identified outstanding actions
- Buildings with complex fire safety systems (sprinklers, dry/wet risers, smoke ventilation)
- Blocks with known asbestos-containing materials
- Any block where compliance records are incomplete, outdated, or missing

SECTION 04

4.0

What We Handle

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COMPLIANCE AREA	WHAT WE MANAGE
Fire Risk Assessment	Commissioning from accredited assessors; action plan tracking; annual review for higher-risk buildings
Building Safety Act 2022	Accountable Person duties; building safety case; golden thread; mandatory occurrence reporting; residents' engagement strategy
Fire alarm systems	Weekly call point testing; quarterly inspections; annual servicing; certificate management
Emergency lighting	Monthly functional testing; annual full discharge testing; certificate management
Fire doors	Quarterly inspection of communal fire doors; annual inspection of flat entrance doors; defect tracking and rectification
Dry riser / wet riser	Biannual visual inspection; annual pressure/flow testing; certificate management
Sprinkler systems	Weekly, monthly, quarterly, and annual maintenance per British Standards
Asbestos	Management surveys; asbestos register; management plan; annual re-inspections; contractor briefing
Legionella	Risk assessment; monthly and quarterly temperature monitoring; tank cleaning; water treatment
Lightning protection	Annual inspection and earth resistance testing
Electrical installations	5-yearly EICR; C1/C2 rectification; annual PAT testing for communal equipment
Lift maintenance	Monthly servicing; 6-monthly LOLER thorough examination; defect management

Insurance

Buildings insurance review; reinstatement
valuation; terrorism cover; engineering
inspection insurance

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The Property Intel Process

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STAGE 1: COMPLIANCE AUDIT

Upon appointment, we conduct a full compliance audit of every block. This identifies all applicable obligations, reviews existing certificates and records, and establishes the baseline compliance status. Gaps are identified and prioritised for immediate action.

STAGE 2: COMPLIANCE DASHBOARD SETUP

Every obligation is entered into our Compliance Dashboard with current status, next due date, assigned contractor, and responsible person. The Dashboard provides real-time RAG (Red/Amber/Green) status for every block:

STATUS	DEFINITION
Green	Current and compliant; all certificates valid; no outstanding actions
Amber	Renewal due within 90 days; scheduled and on track
Red	Overdue or non-compliant; requires immediate action

STAGE 3: SCHEDULED EXECUTION

All recurring tasks — weekly fire alarm tests, monthly emergency lighting tests, quarterly fire door inspections, 6-monthly LOLER examinations, annual assessments — are scheduled through our CRM with automated reminders and contractor coordination. Nothing depends on manual diary entries.

STAGE 4: CERTIFICATE AND EVIDENCE MANAGEMENT

Every certificate, test record, inspection report, and action plan is stored in our Document Management System with structured file naming. This creates a complete, searchable compliance evidence file for every block — ready for regulatory inspection at any time.

STAGE 5: CONTINUOUS MONITORING

Monthly compliance review meetings track the status of every block. The Compliance Dashboard is reviewed weekly. Automated alerts flag upcoming renewals, overdue actions, and certificate expiries. The annual compliance report provides directors with a complete summary of the year's compliance activity.

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Risk Protection

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RISK	PROTECTION MEASURE
Fire in communal area	Current FRA with completed action plan; weekly alarm testing; maintained emergency lighting; inspected fire doors; resident fire safety information
Building Safety Regulator enforcement	Building safety case maintained; golden thread updated; mandatory occurrence reporting in place
Asbestos exposure during works	Current management survey; asbestos register shared with all contractors; refurbishment survey before intrusive works
Legionella in water system	Risk assessment within 2-year cycle; monthly temperature monitoring; annual tank inspection and cleaning
Electrical fault	EICR within 5-year cycle; immediate rectification of C1/C2 observations; annual PAT testing
Lift incident	Monthly servicing; 6-monthly LOLER examination; immediate out-of-service protocol for identified defects
Underinsurance	3-yearly reinstatement valuation; annual insurance review; terrorism cover confirmed
Compliance gap	Real-time Compliance Dashboard; automated alerts; monthly review meetings

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Compliance Assurance

Every block managed by Property Intel is subject to the following compliance standards:

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OBLIGATION	STANDARD
Fire Risk Assessment	Regulatory Reform (Fire Safety) Order 2005; annual review for higher-risk buildings
Fire door inspections	Fire Safety (England) Regulations 2022; quarterly communal, annual flat entrance
Building Safety Act duties	Building Safety Act 2022; Accountable Person registration, safety case, golden thread
Asbestos management	Control of Asbestos Regulations 2012; management survey, register, management plan
Water hygiene	L8 Approved Code of Practice; risk assessment, temperature monitoring
Electrical safety	Electricity at Work Regulations 1989; 5-yearly EICR
Lift safety	LOLER 1998; 6-monthly thorough examination
Fire systems	BS 5839-1 (fire alarm); BS 5266-1 (emergency lighting); BS 9990 (risers)
Insurance	Lease obligations; Buildings insurance with terrorism cover

All compliance records are retained for a minimum of 6 years (40 years for asbestos records) and are available for inspection by regulators, directors, and leaseholders.

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Why Property Intel

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DIFFERENTIATOR	DETAIL
Real-time Compliance Dashboard	Live RAG status for every block; no compliance obligation left untracked
Post-Grenfell expertise	Full alignment with Building Safety Act 2022, Fire Safety (England) Regulations 2022, and BSR expectations
Complete evidence management	Every certificate, test, and inspection documented and stored; regulatory-inspection ready
Automated scheduling	Recurring tasks scheduled with automated alerts; no reliance on manual diary entries
Higher-risk building capability	Building safety case preparation, golden thread management, and Accountable Person support
Accredited contractor network	All compliance contractors vetted for relevant accreditations (BAFE, NICEIC, UKAS, etc.)
London focus	Deep knowledge of London-specific requirements, including local authority enforcement patterns and London Fire Brigade expectations
Proactive approach	FRA actions tracked to completion; overdue items escalated before they become enforcement risks

Pricing Positioning

Property Intel's compliance and fire safety management service is included within our standard block management fee. This covers compliance tracking, scheduling, contractor coordination, certificate management, and reporting.

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Costs for compliance activities themselves — fire risk assessments, fire alarm servicing, EICR testing, lift maintenance, legionella risk assessments, and similar — are charged to the service charge as direct block expenditure. Property Intel does not add mark-ups to contractor invoices.

ITEM	PRICING BASIS
Compliance management service	Included in block management fee
Fire Risk Assessment	Direct contractor cost to service charge
Fire alarm testing and servicing	Direct contractor cost to service charge
Emergency lighting testing	Direct contractor cost to service charge
Fire door inspections and repairs	Direct contractor cost to service charge
EICR and electrical works	Direct contractor cost to service charge
Lift maintenance and LOLER	Direct contractor cost to service charge
Asbestos surveys and management	Direct contractor cost to service charge
Legionella assessments and monitoring	Direct contractor cost to service charge
Insurance premiums	Direct cost to service charge

Our fee reflects the value of systematic compliance management: every obligation tracked, every test scheduled, every certificate filed, and every risk mitigated. The cost of non-compliance — fines, enforcement action, insurance invalidation, and liability exposure — far exceeds the cost of professional management.

SECTION 10

10.0

Call to Action

To discuss compliance and fire safety management for your block, contact our Block Management team:

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- **Telephone:07586479847
- **Email:contact@property-intel.co.uk
- **Office:30 Churchill Place, London E14 5RE

We offer a complimentary compliance health check for new enquiries. Our team will review your block's current compliance status across all key areas — fire safety, asbestos, electrical, water hygiene, lift, and insurance — and provide a clear report identifying any gaps or overdue obligations.

For higher-risk buildings requiring Building Safety Act 2022 compliance, we offer a dedicated assessment of your building safety case readiness, Accountable Person obligations, and golden thread requirements.

Request your compliance health check today.

Property Intel — Intelligence-Led Property Management

NEXT ACTION

Discuss this service

For scope, fees, onboarding timelines, or portfolio-fit questions, route the next conversation through Head of Block Management or the relevant Property Intel service lead.

DOCUMENT OWNER

Head of Block Management

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