

Appendix 2

Schedule of testing requirements and approximate costs.

Fire risk assessment and associated signage – c£600

Asbestos survey and management - c£300

- Gas – Landlords safety testing – cost £22.49
- Fixed electrical wiring testing – The landlord will not carry out portable electrical appliance testing which is the responsibility of the tenant. – depends on number of MCBs (each MCB test costs £16.50)
- Any other testing or management measures that the landlord deems necessary in its absolute discretion.
 1. Emergency lighting
 2. Lightning conductor
 3. Fire extinguishers / fire alarms

Life cycle;

- Fire risk assessment – every 2 years
- Asbestos – if it is Asbestos management plan then its every year, or 6 monthly interim but generally every year.
- Gas – every year or change of tenant
- Fixed electrical wiring testing
 1. Domestic – every 10 years
 2. Commercial – every 5 years
- Emergency lighting
 1. 1 hours discharge – every year
 2. Functional test – every 6 months
 3. Operational test – every month
 4. Full discharge – every year
- Lightning conductor – every year
- Fire extinguishers – every year
- Fire alarms
 1. Servicing – every year
 2. Test and maintenance – every 12 weeks

Water risk assessment and management (legionella and temperature testing) – see below

ITEM	DESCRIPTION	UNIT	RATE £
Z9121	Water Risk Assessments		
001	Carry out full water risk assessment to individual building or site, all as described in the service specification for water management. Provision of on-site log book is EXCLUDED from this rate.	Item	160.00
002	Carry out water risk assessment review to individual building or site, all as described in the service specification for water management. Provision of on-site log book is EXCLUDED from this rate.	Item	80.00
003	Provide on-site log book, all as described in the service specification for water management.	Item	25.00
Z9122	Water Hygiene Monitoring		
	Carry out water hygiene monitoring to individual building or site, all as described in the service specification for water management. Periodic visits to include all inspections, sampling, testing and other tasks as detailed.		
001	Full water hygiene monitoring for any 12 month period	Item	445.00
002	Water hygiene monitoring – Annual visit	Item	100.00
003	Water hygiene monitoring – 6 monthly visit	Item	75.00
004	Water hygiene monitoring – 3 monthly visit	Item	35.00
005	Water hygiene monitoring – Monthly visit	Item	25.00

Based on this information it is estimated that the average annual cost of statutory testing will be in the order of £1,000 - £1,500.