

# BlockHub52 UK Residential Block Compliance Wall Chart

England and Wales only | Not exhaustive — requirements vary by building type, age, height and lease | Not legal advice

FREQUENCY	COMPLIANCE ITEM	RISK	MY DUE DATE
MONTHLY	Service Charge Arrears Review	AMBER	
	Buildings Insurance – Confirm in Force	RED	
QUARTERLY	Service Charge Demands – s.21B LTA 1985	RED	
	Bank Reconciliation – Both Funds	AMBER	
6-MONTHLY	Lift Thorough Examination – LOLER 1998	RED	
ANNUAL	Fire Risk Assessment – RRO 2005	RED	
	Fire Door Inspection – FSER 2022	RED	
	Service Charge Accounts – ICAEW TECH 03/11	RED	
	Buildings Insurance Renewal – LFRA 2024	RED	
	Gas Safety Check – GSIUR 1998	RED	
	Asbestos Management Plan – CAR 2012	RED	
	AGM Notice – Companies Act 2006	AMBER	
	Companies House Confirmation Statement	AMBER	
	EPC Validity Check – EPB Regs 2012	AMBER	
2-YEARLY	Legionella Risk Assessment – HSE L8	RED	
	Water Temperature Monitoring – HSE L8	AMBER	
5-YEARLY	Electrical Installation Report – EICR	RED	
	Full Condition Survey – Good Practice (TPI)	AMBER	
	Fire Risk Assessment – Full Review	RED	
TRIGGERED	Section 20 Consultation – s.20 LTA 1985	RED	
	Information Pack – LFRA 2024	AMBER	

**RED** = Criminal / severe penalty

**AMBER** = Financial / legal liability

LTA 1985 — Landlord & Tenant Act 1985 | RRO 2005 — Regulatory Reform (Fire Safety) Order 2005 | FSER 2022 — Fire Safety (England) Regulations 2022 | LOLER 1998 — Lifting Operations & Lifting Equipment Regulations 1998 | GSIUR 1998 — Gas Safety (Installation & Use) Regulations 1998 | CAR 2012 — Control of Asbestos Regulations 2012 | LFRA 2024 — Leasehold & Freehold Reform Act 2024 | EPB Regs 2012 — Energy Performance of Buildings Regulations 2012 | HSE L8 — HSE Approved Code of Practice L8 (Legionella) | EICR — Electrical Installation Condition Report | ICAEW TECH 03/11 — Institute of Chartered Accountants in England and Wales, Technical Release 03/11 | TPI — The Property Institute

**Want the full guide?** Every item explained — who's responsible, what to do, what happens if you miss it. **Free download at [blockhub52.co.uk/compliance-guide](https://blockhub52.co.uk/compliance-guide)**

Questions or feedback on this calendar? Email: [trish@blockhub52.co.uk](mailto:trish@blockhub52.co.uk)



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