

Property Asset Safety Compliance Matrix (PASCoM)

A Property Assets Safety Compliance Matrix (PASCoM) is a structured tool used to manage and monitor the safety of physical assets across an estate. It ensures that key components such as doors, heating systems, lifts, and fire alarms are regularly assessed, tracked, and maintained in line with all relevant safety, health, and legal standards.

PASCoM provides a clear, centralised view of compliance status, helping organisation understand their responsibilities, identify risks, and maintain high levels of safety performance.

What PASCoM covers

A summary of the key areas assessed includes:

Electrical Safety				
Asset Type	Frequency	Legal Requirement	Records	Why It Matters
Electrical Safety (Communal)	Every 5 years	Yes	Electrical installation condition report – EICR	Prevents electrical fires in shared areas.
Electrical Safety (Dwellings)	Every 5 years	Yes	Electrical installation condition report – EICR	Ensures safe electrical use in homes.
Portable Appliance Testing	Risk-based	Yes	Portable Appliance Testing - PAT records	Ensures plug-in appliances are safe.
Electric Vehicle Charging Points - EV	Install + EICR	Yes	Electrical installation condition report – EICR	Prevents electrical faults and fire risks.
Photovoltaic Cells	As required	Yes	Electrical installation condition report – EICR	Ensures electrical safety of solar panels.
Instantaneous Water Heaters	Per manufacturer	Yes	Service log	Prevents overheating and electrical faults.

Electric Boilers	None	No	Maintenance records	Identifies faults preventing electrical hazards.
Infrared Heating	None	No	None	General safety.
Street Lighting	6 years	Yes	Electrical Installation Condition report – EICR	Keeps external areas safely lit.
Fall Protection Systems	Annual	Yes	Compliance certificate	Prevents falls when accessing heights.
Fire Safety Systems				
Asset Type	Frequency	Legal Requirement?	Records	Why It Matters
Fire Alarms	Weekly + annual	Yes	BS 5839-1 inspection certificate	Detects smoke or fire and alerts people, helping them evacuate safely in an emergency.
Smoke Alarms	Annual	Yes	BS 5839-6 certificate	Provides early smoke detection.
Carbon Monoxide & Smoke Alarms	Annual / Best practice	No	Alarm test record	Ensures alarms work to warn of danger.
Emergency Lighting	Monthly + annual	Yes	Emergency lighting test log (BS 5266)	Ensures emergency lighting works during power cuts.
Fire Blankets	Visual	Yes	Inspection log	Ensures fire blankets function if needed.
Fire Dampers	Annual	Yes	BS 9999 damper test certificate	Stops fire spreading through ductwork.
Fire Extinguishers	Annual	Yes	BS 5306 service certificate	Ensures extinguishers will work.

Fire Shutters	Annual	Yes	BS EN 16034 fire shutter certificate	Prevents fire spread between sections.
Automatic Opening Vents (AOVs)	Weekly+	Yes	Smoke ventilation system test certificate	Keeps escape routes free of smoke.
Smoke Control Systems	Monthly + annual	Yes	Smoke-control test log	Helps manage smoke movement.
Hose Reels	Annual	Yes	Annual service certificate	Ensures reels work for firefighting.
Sprinkler Systems (Communal)	Quarterly + annual	Yes	BS EN 12845 inspection certificate	Confirms that sprinkler systems in communal areas have been inspected and will operate correctly in a fire.
Sprinkler Systems (Residential)	Annual	Yes	BS 9251 inspection certificate	Ensures the sprinkler system will operate correctly to protect residents from fire spread in the home.
Evacuation Alert Systems	Annual + monthly	Yes	System test logs (BS 8629)	Supports safe evacuation in emergencies.
Emergency Voice Comms	6-monthly	Yes	BS 5839-9 certificate	Supports communication during fire.
Secure Information Box	Annual	Yes	Inspection logs	A secure box gives firefighters quick access to key information about the building in an emergency, and it is checked regularly to make sure everything inside is correct.
Lightning Protection	Annual/biannual	Yes	BS EN 62305 inspection certificate	Protects building from lightning strikes.

Lifts & Lifting Equipment

Asset Type	Frequency	Legal Requirement?	Records	Why It Matters
Passenger Lifts	6-monthly	Yes	Lifting Operations and Lifting Equipment Regulations report – LOLER	Ensures lifts have been checked and are safe to use, and identifying any repairs needed.
Firefighters Lifts	Monthly	Yes	Lifting Operations and Lifting Equipment Regulations report – LOLER	Ensures lifts work during emergencies.
Stairlifts/Hoists	6-monthly	Yes	Lifting Operations and Lifting Equipment Regulations report – LOLER	Ensures lifting equipment is safe to use.
Medical Appliances	6-monthly	Yes	Lifting Operations and Lifting Equipment Regulations report – LOLER	Ensures safe lifting/medical equipment use.
Fall Protection Systems	Annual	Yes	Compliance certificate	Prevents falls when accessing heights.
Fire Doors	3-monthly/annual	Yes	Inspection logs	Prevents fire and smoke spread.
Dry/Wet Risers	6m + annual	Yes	Riser Inspection / Test Certificate	Ensures riser system have been tested and working properly so fire service have access to water supply.

Gas & Heating Systems

Asset Type	Frequency	Legal Requirement?	Records	Why It Matters
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Gas Domestic	Annual	Yes	Landlord Gas Safety record - LGSR	Prevents gas leaks and carbon monoxide.
Commercial Gas Cooker	Annual	Yes	GasSafe record	Prevents gas leaks and fire hazards.
Communal Heating	Annual gas check	Yes	GasSafe certificate	Ensures safe heating supply.
Gas Fired Dryers	Annual	Yes	GasSafe service certificate	Prevents overheating and gas hazards.
Air Source Heat Pumps	Regular maintenance	Yes	Maintenance certificate	Maintains safe and efficient heating.
Ground Source Heat Pumps	Annual	Yes	Inspection certificate	Ensures safe and efficient heat supply.
Solar Thermal	None	No	None	General heating safety.
Electric Heating Systems (ASHP/GSHP)	As required	No	None	General heating safety.

Water Hygiene & Plumbing Safety

Asset Type	Frequency	Legal Requirement?	Records	Why It Matters
Legionella – Water Systems	2-year RA	Yes	Risk Assessment report	Prevents Legionnaires' disease.
Thermostatic Mixing Valves	Annual / Per Manufacturers	No	Thermostatic Mixing Valves - TMV records	Prevents scalding from hot water.
Unvented Cylinders	Annual	Yes	Annual safety inspection	Prevents overheating and pressure hazards.
Wastewater Pumps	Monthly + annual / Best practice	No	Logs	Prevents flooding and sewage issues.
Water Softeners	None	No	None	General plumbing safety.

Greywater Systems	As required	No	Records	Ensures safe reuse of water systems.
Rainwater Harvesting	None	No	None	General water safety.

Ventilation & Air Quality

Asset Type	Frequency	Legal Requirement?	Records	Why It Matters
Mechanical Ventilation with Heat Recovery	None	No	Records	Maintains air quality and prevents damp without losing heat.
Ventilation Ductwork	Periodic	Yes	Cleaning records	Reduces health risks from dust buildup.
Kitchen & Laundry Ducts	Annual	Yes	TR19 or equivalent cleaning certificate	Reduces fire risk from grease/lint.
Communal Ventilation Systems	Regular Servicing	Yes	Servicing records	Ensures correct ventilation.

Environmental & Structural Safety

Asset Type	Frequency	Legal Requirement?	Records	Why It Matters
Asbestos	Annual survey	Yes	Register & management plan	Prevents exposure to harmful fibres.
Radon	As required	Yes	Radon measurement report	Reduces exposure to harmful gas.
Petrol Interceptor	Annual	Yes	Environmental inspection report	Prevents pollution from fuel leaks.
Eco Roofs	None	No	None	General roof safety.
Green Walls	None	No	None	General building safety.

Rainwater Harvesting	None	No	None	Water safety.
Safety Systems & Physical Assets				
Asset Type	Frequency	Legal Requirement?	Records	Why It Matters
Power Assisted Gates	Annual	Yes	Safety inspection log (Machinery Directive)	Prevents crush injuries.
Powered Door Entry Systems	As needed	No	None	Maintains security of building access.
Automatic Opening Doors	Annual inspection	Yes	Safety inspection certificate	Ensures safe opening/closing to avoid injury.
Roller Shutters	Annual	Yes	Safety inspection log	Ensures safe operation, prevents injury.
Automatic Barriers / Gates	Annual	Yes	BS EN 12453/12604	Prevents crush injuries.
Tick-Assessment-Based Compliance Duties				
Asset Type	Frequency	Legal Requirement?	Records	Why It Matters
Fire Risk Assessment	Varies	Yes	FRA report	Identifies and reduces fire risks.
Dangerous Substances and Explosive Atmospheres Assessment - DSEAR	Every 3–5 years (risk-based)	Yes	DSEAR risk assessment + zoning records	Prevents fire/explosion from flammable liquids, gases, vapours, or dust
Pressure Vessels	2-year RA	Yes	WSE docs	Prevents pressure-related explosions.
Other Building Safety Systems				
Asset Type	Frequency	Legal Requirement?	Records	Why It Matters

CCTV	None	No	None	Maintains building security systems.
TV Aerials	None	No	None	General safety.
Intruder Alarms	None	No	None	Supports building security.
Warden Call Systems	None	No	None	Supports vulnerable residents.
White Goods	Every 2 years	No	PAT records	Ensures appliances are electrically safe.
Gifted White Goods	At point of gifting / handover	No	Handover or gifting record	Ensures appliances are safe at the point of transfer and residents understand their ongoing responsibility for maintenance, safe use and repair.
Play Areas (ROSPA)	Quarterly/annual	Yes	ROSPA safety inspection report	Ensures play equipment is safe.

Mechanical / Plant & Environmental Safety

Asset Type	Frequency	Legal Requirement?	Records	Why It Matters
Biomass	None	No	Maintenance info	General safety and efficiency.
Generators	Per manufacturer	Yes	Manufacturer-compliant test log	Ensures power backup is safe.
Heat Interface Units	None	No	None	General safety and efficiency.
Solid Fuel/Oil Appliances	Annual	Yes	Service and chimney sweep certificate	Prevents chimney fires and fumes.
Booster Pumps	Annual inspection / Best practice	No	Inspection certificate	Ensures water supply pressure is safe.

Air Conditioning	5-year inspection	Yes	F-gas leak test report	Ensures cooling systems are safe and efficient.
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