The certificates nobody is counting

Nobody loses a building because one gas certificate lapsed. They lose an argument with an insurer, or a morning with a regulator, and they find out the register was never a register at all.

12
statutory certificate types on one care home

40+
dated obligations a year, per care home

372
live certificates across 31 properties

The arithmetic, which anyone can do

Take a single nursing home and list what it is required to hold. Gas safety. Electrical installation condition report. Fire risk assessment. Fire alarm and emergency lighting servicing. Legionella risk assessment and water temperature monitoring. Lift and hoist thorough examinations. Portable appliance testing. Asbestos management survey. The list runs past a dozen before anyone has mentioned contractor insurance or DBS.

Each one has a renewal date. Several have an interim inspection between renewals, and most produce remedial actions with dates of their own. Across a year, one building carries forty or more dated obligations. A portfolio of thirty one properties is therefore holding three hundred and seventy two live certificates and twelve hundred and forty dated events a year, which is five of them every working day.

Where it actually goes wrong

EXPIRING IN THE NEXT THIRTY DAYS	DATE	BOOKED?
Marchwood Court , insurance certificate	18 Jul	no
Kestrel Court , insurance certificate	22 Jul	chasing
Linden Court , insurance certificate	29 Jul	yes

Three certificates, three different states, one portfolio. Nobody is negligent here. The information simply sits in three inboxes and one filing cabinet.

The failure is rarely the certificate itself. It is the job raised against a contractor whose insurance expired last month, which only becomes a problem when a claim is made and the insurer asks for both documents, dated.

What the platform does with it

Every certificate is held against the property it belongs to, with its expiry, its issuing contractor and whether the next one is booked. Thirty days out it is raised without anyone asking. A job cannot be raised against a contractor whose insurance or DBS has lapsed, because the system that raises jobs is the same system that holds the certificates.

It is the easiest part of the platform to prove, because you can count the answer. Either the register is complete or it is not, and you find out in the first week.