

DOOR SURVEY



1-6 Watermead Lakeside, Watermead, Aylesbury, HP19 0FX

ASSESSED BY	Samuel Ives MIFSM CFRAR L3FDIAward L4DipFRA
ASSESSED ON	13/08/2025
APPROVED BY	Samuel Ives MIFSM CFRAR L3FDIAward L4DipFRA
APPROVED ON	04/09/2025
ASSESSMENT REF.	RB-IPU7XZ
RECOMMENDED REVIEW DATE	13/08/2026
VERSION	1



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INTRODUCTION

Fire doors are an essential part of passive fire protection because they help prevent fire and smoke from spreading between rooms or compartments and into escape routes.

By holding back the spread of fire and smoke into and along escape routes, occupants have more time to evacuate or reach a refuge, and crucially their escape route is much safer.

A door's effectiveness relies on more than just the door leaf itself. There are many component parts working together to resist fire – the failure, poor specification, or incorrect installation of any one item could compromise the whole door assembly.

Legislation

The main fire safety legislation for each UK country requires that the 'facilities, equipment and devices' (ie, fire doors and flat front doors) are 'subject to a suitable system of maintenance' (ie, ongoing inspection and repair).

- Regulatory Reform (Fire Safety) Order 2005
- Fire (Scotland) Act 2005
- The Fire Safety (Scotland) Regulations 2006
- Fire Safety Regulations (NI) 2010

These fire safety laws are for England / Wales, Scotland, and Northern Ireland. They include inspecting and maintaining building safety and ongoing risk assessments.

- Fire Safety Act 2021

This extends English fire safety law to include all buildings with two or more domestic premises. It explicitly brings into scope flat front doors.

Guidance

A variety of British and European standards apply to fire door assemblies, their component parts and fire tests applied to them.

- **BS EN 1634-1:2008** Fire resistance and smoke control tests for doors, shutters and openable windows.
- **BS 476-22:1987** Fire tests on building materials and structures.
- **BS 8214:2016** Code of practice for fire door assemblies.
- **BS EN 1125:2008** Building hardware – panic exit devices.
- **BS EN 1935:2002** Building hardware – single-axis door hinges.
- **BS EN 1155:1997** Building hardware – Electro-magnetic devices.

SUMMARY

Door Survey

ASSESSMENT AND CERTIFICATE REFERENCE
RB-IPU7XZ

PRODUCED FOR THE RESPONSIBLE PERSON
SSP Compliance Ltd

ASSESSED ON, BY
13/08/2025, Samuel Ives MIFSM CFRAR L3FDIAward L4DipFRA

SPECIFICATION CONFORMS TO
Our own internal quality system.

APPROVED / VALIDATED ON, BY
04/09/2025, Samuel Ives MIFSM CFRAR L3FDIAward L4DipFRA

ASSESSMENT SCOPE
Non Intrusive Communal Door Inspection

RECOMMENDED REVIEW DATE
13/08/2026

FINDINGS
10 Actions

Assessed Property

PROPERTY NAME
1-6 Watermead

ADDRESS
Lakeside, Watermead
Aylesbury
HP19 0FX

PROPERTY REFERENCE
RB-GI9WFI

FIRE RISK RATING

LIKELIHOOD **HIGH**

Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

SEVERITY **EXTREME HARM**









Significant potential for serious injury or death of one or more occupants. Includes high dependency occupants such as a care home or properties with poor compartmentation.

RISK INTOLERABLE

Imminent risk of significant harm. Immediate action required.

ASSESSING ORGANISATION
SSP Compliance Ltd
Studio 5, Watermill Industrial Estate, Buntingford, Hertfordshire, SG9 9US
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COMMUNAL FIRE DOORS

IMAGE	ID	LOCATION	FIRE RATING	ACTIONS
	RB-D2ZMK3	Ground floor	Not Rated	1 Action
	RB-MX9YRI	Ground floor	Not Rated	1 Action
	RB-1IU2MZ	First floor	Notional (30)	2 Actions
	RB-G9IJTX	First floor	Not Rated	1 Action
	RB-IP41CJ	First floor	Not Rated	1 Action
	RB-G1H2JP	Second floor	Not Rated	1 Action
	RB-V44FTZ	Second floor	Notional (30)	2 Actions
	RB-XK8TXW	Second floor	Not Rated	1 Action

THIS LIVE DOCUMENT SHOWS THE LATEST INFORMATION AS OF 04/09/2025 16:38

Communal Fire Door RB-D2ZMK3

Not Rated

1 Action

Item
Communal Fire Door

Floor
Ground floor

Door Type
Riser Shaft

Frame Finish
Wood Finish

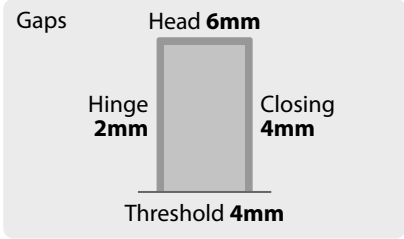
Fire Resistance
Not Rated

Certification
No Certification

Leaf Configuration
Single Leaf - Single Acting

Leaf Thickness
34mm

Leaf Finish
Wood Finish



Fire Door Condition

✗ Certification (note removal of labels invalidate the certification)

Replace door with FD30s rated fire door.

The door set is not adequately fire resisting.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-STM62T DUE 13/09/2025



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Communal Fire Door RB-MX9YRI

Not Rated

1 Action

Item
Communal Fire Door

Floor
Ground floor

Door Type
Riser Shaft

Frame Finish
Wood Finish

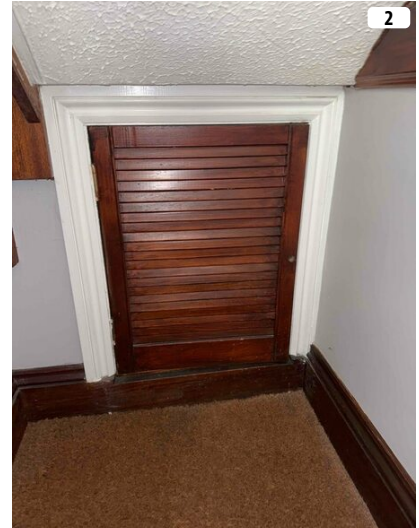
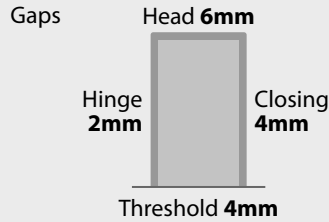
Fire Resistance
Not Rated

Certification
No Certification

Leaf Configuration
Single Leaf - Single Acting

Leaf Thickness
20mm

Leaf Finish
Wood Finish



Fire Door Condition

✗ Certification (note removal of labels invalidate the certification)

Replace door with FD30s rated fire door.

The door set is not adequately fire resisting.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-2JN148 DUE 13/09/2025



Communal Fire Door RB-1IU2MZ

Notional (30)

2 Actions

Item: Communal Fire Door
Floor: First floor

Door Type: Cross Corridor

Fire Resistance: Notional (30)

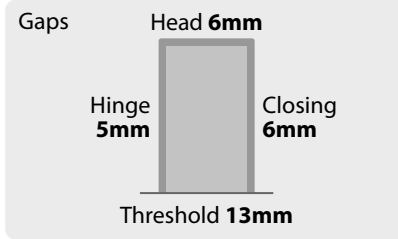
Certification: No Certification

Leaf Configuration: Single Leaf - Single Acting

Leaf Thickness: 44mm

Leaf Finish: Wood Finish

Frame Finish: Wood Finish



Intumescent and Smoke Seals: Combined Intumescent and Smoke

Intumescents Fitted To: Leaf Edge

Self-Closing Devices: Overhead Closer

Fire Door Condition

- Certification (note removal of labels invalidate the certification)
- There is no damage significant enough to affect the fire integrity of the leaf or frame
- Gaps around the door are within tolerance
- Is the frame-to-wall substrate suitably fire-stopped and insulated to maintain the fire resistance of the door set
- Seals are undamaged and well fitted / continuous around the whole leaf or frame
- Hinges are in good condition with no missing screws
- Is the lock and latch in good condition and functioning correctly
- An effective device closes the leaf from 5° or 75mm (leaves hung in pairs close in-line)
- When closed, the leaf sits against a securely installed stop without distortion
- Fire door(s) signage correctly identifies door operation and is securely attached

Adjust the door so that gaps between the door leaf and frame are between 2mm and 4mm.

To ensure intumescent strips and smoke seals are able to help resist smoke and fire spread.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-6MY41C DUE 13/09/2025

Bottom gap over tolerance.

Install an automatic drop-down threshold seal to ensure the door effectively restricts smoke ingress at the threshold when closed.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-5V65YE DUE 13/09/2025

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Communal Fire Door RB-G9IJTX

Not Rated

1 Action

Item
Communal Fire Door

Floor
First floor

Door Type
Riser Shaft

Frame Finish
Wood Finish

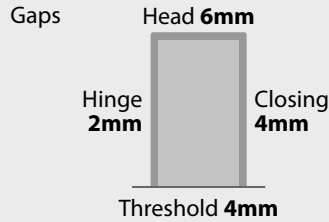
Fire Resistance
Not Rated

Certification
No Certification

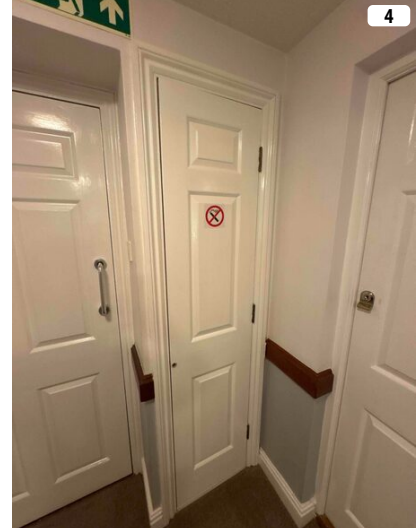
Leaf Configuration
Single Leaf - Single Acting

Leaf Thickness
34mm

Leaf Finish
Wood Finish



Intumescent and Smoke Seals
None



Fire Door Condition

✗ Certification (note removal of labels invalidate the certification)

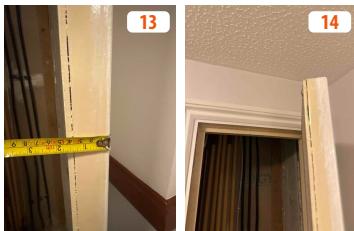
Replace door with FD30s rated fire door.

The door set is not adequately fire resisting.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-FVB2TA DUE 13/09/2025



Communal Fire Door RB-IP41CJ

Not Rated

1 Action

Item
Communal Fire Door

Floor
First floor

Door Type
Riser Shaft

Frame Finish
Wood Finish

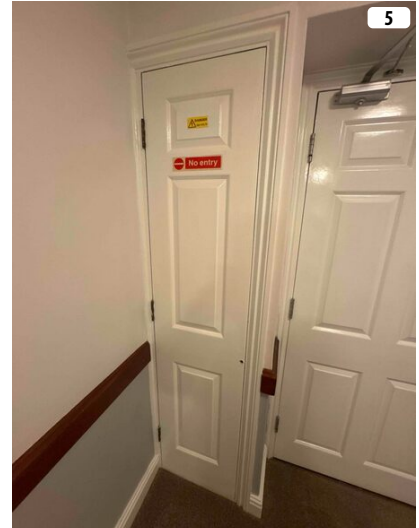
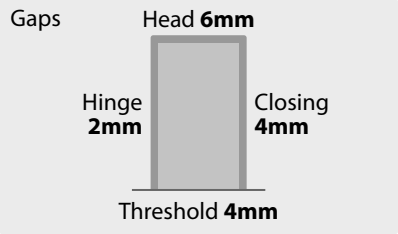
Fire Resistance
Not Rated

Certification
No Certification

Leaf Configuration
Single Leaf - Single Acting

Leaf Thickness
34mm

Leaf Finish
Wood Finish



Fire Door Condition

✗ Certification (note removal of labels invalidate the certification)

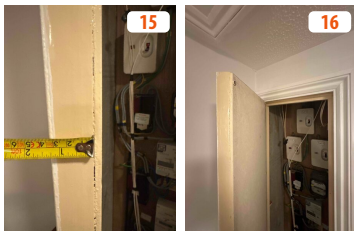
Replace door with FD30s rated fire door.

The door set is not adequately fire resisting.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-FHX452 DUE 13/09/2025



Communal Fire Door RB-G1H2JP

Not Rated

1 Action

Item
Communal Fire Door

Floor
Second floor

Door Type
Riser Shaft

Frame Finish
Wood Finish

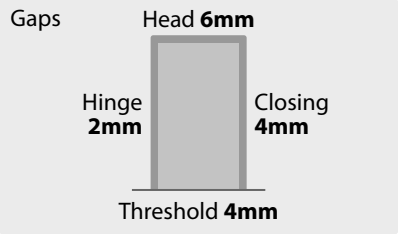
Fire Resistance
Not Rated

Certification
No Certification

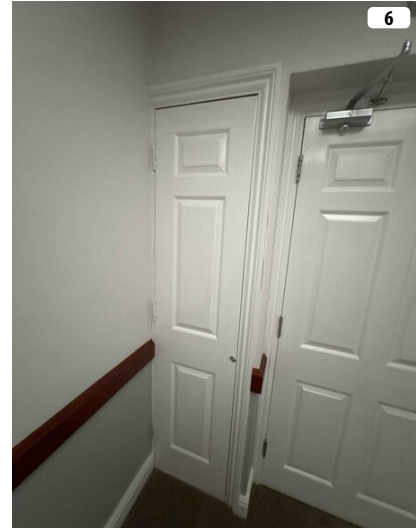
Leaf Configuration
Single Leaf - Single Acting

Leaf Thickness
34mm

Leaf Finish
Wood Finish



Intumescent and Smoke Seals
None



Fire Door Condition

✗ Certification (note removal of labels invalidate the certification)

Replace door with FD30s rated fire door.

The door set is not adequately fire resisting.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-SXIW9D DUE 13/09/2025



Communal Fire Door RB-V44FTZ

Notional (30)

2 Actions

Item
Communal Fire Door

Floor
Second floor

Door Type
Cross Corridor

Fire Resistance
Notional (30)

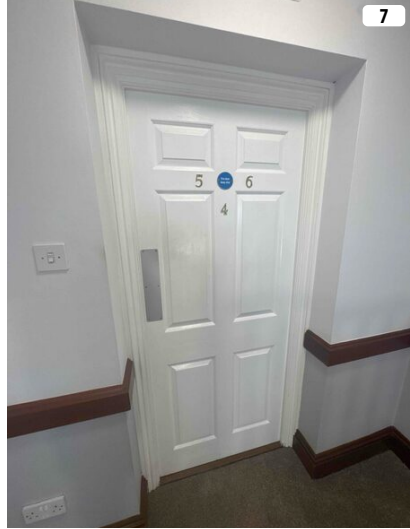
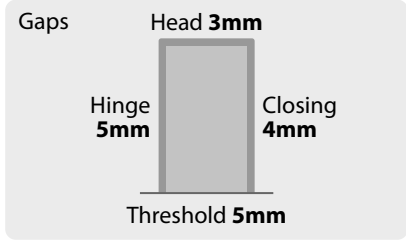
Certification
No Certification

Leaf Configuration
Single Leaf - Single Acting

Leaf Thickness
44mm

Leaf Finish
Wood Finish

Frame Finish
Wood Finish



Intumescent and Smoke Seals
Combined Intumescent and Smoke

Intumescents Fitted To
Leaf Edge

Self-Closing Devices
Overhead Closer

Fire Door Condition

- ✗ Certification (note removal of labels invalidate the certification)
- ✓ There is no damage significant enough to affect the fire integrity of the leaf or frame
- ✗ Gaps around the door are within tolerance
- ✓ Is the frame-to-wall substrate suitably fire-stopped and insulated to maintain the fire resistance of the door set
- ✓ Seals are undamaged and well fitted / continuous around the whole leaf or frame
- ✓ Hinges are in good condition with no missing screws
- ✓ Is the lock and latch in good condition and functioning correctly
- ✓ An effective device closes the leaf from 5° or 75mm (leaves hung in pairs close in-line)
- ✓ When closed, the leaf sits against a securely installed stop without distortion
- ✓ Fire door(s) signage correctly identifies door operation and is securely attached

Adjust the door so that gaps between the door leaf and frame are between 2mm and 4mm.

To ensure intumescent strips and smoke seals are able to help resist smoke and fire spread.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-E4VJ6M DUE 13/09/2025

Bottom gap over tolerance.

Install an automatic drop-down threshold seal to ensure the door effectively restricts smoke ingress at the threshold when closed.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-BVMLZ8 DUE 13/09/2025

Communal Fire Door RB-XK8TXW

Not Rated

1 Action

Item
Communal Fire Door

Floor
Second floor

Door Type
Riser Shaft

Frame Finish
Wood Finish

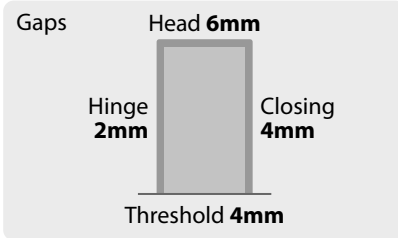
Fire Resistance
Not Rated

Certification
No Certification

Leaf Configuration
Single Leaf - Single Acting

Leaf Thickness
34mm

Leaf Finish
Wood Finish



Intumescent and Smoke Seals
None



Fire Door Condition

✗ Certification (note removal of labels invalidate the certification)

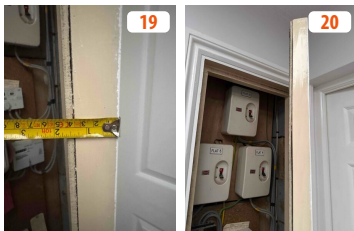
Replace door with FD30s rated fire door.

The door set is not adequately fire resisting.

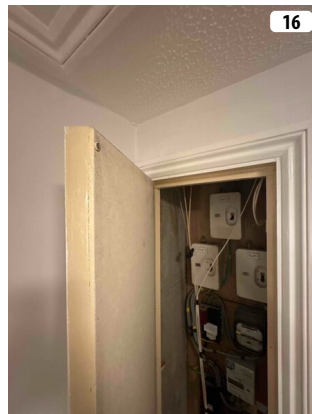
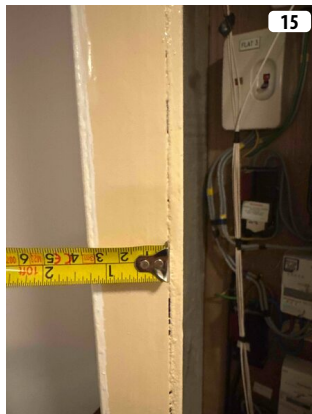
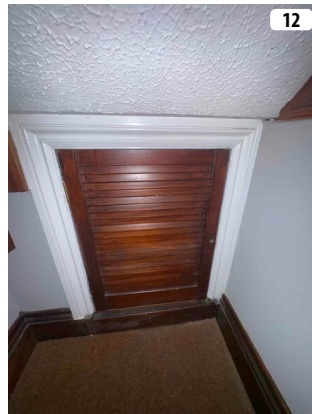
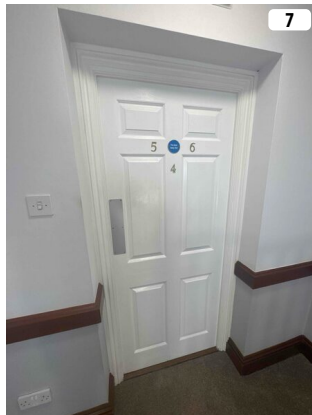
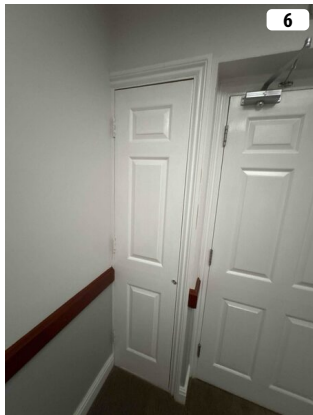
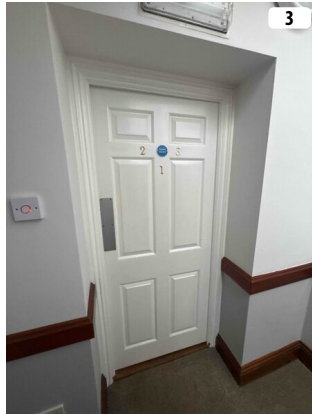
TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-CNP29R DUE 13/09/2025



PHOTOS



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Photos Continued...



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