

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-6F2V7B
RECOMMENDED REVIEW DATE	13/08/2026
VERSION	1



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SUMMARY

Door Survey

ASSESSMENT AND CERTIFICATE REFERENCE
RB-6F2V7B

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 Flat Door Inspection

RECOMMENDED REVIEW DATE
13/08/2026

FINDINGS
32 Actions

Assessed Property

PROPERTY NAME
1-6 Watermead

ADDRESS
Lakeside, Watermead
Aylesbury
HP19 0FX

PROPERTY REFERENCE
RB-GI9WFI

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

SEVERITY **MODERATE HARM**







Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.

RISK **MODERATE**

Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.

ASSESSING ORGANISATION
SSP Compliance Ltd
Studio 5, Watermill Industrial Estate, Buntingford, Hertfordshire, SG9 9US
<https://sspcompliance.com/>

FLAT ENTRANCE DOORS

IMAGE	FLAT	FIRE RATING	ACTIONS
	Flat 1	Notional (30)	5 Actions
	Flat 2	Notional (30)	5 Actions
	Flat 3	Notional (30)	5 Actions
	Flat 4	Notional (30)	6 Actions
	Flat 5	Notional (30)	5 Actions
	Flat 6	Notional (30)	6 Actions

THIS LIVE DOCUMENT SHOWS THE LATEST INFORMATION AS OF 04/09/2025 16:39

Flat Entrance Door 1

Notional (30)

5 Actions

Item
Flat Entrance Door

Floor / Flat Number
1st / 1

Fire Rating
Notional (30)

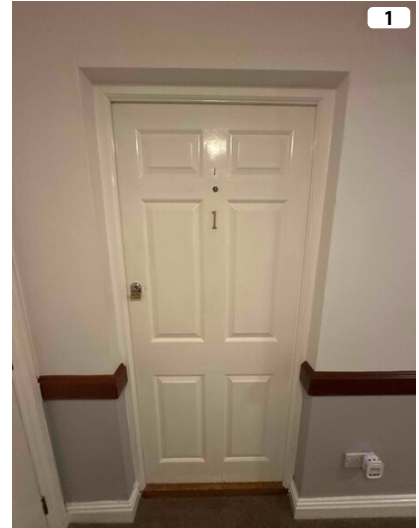
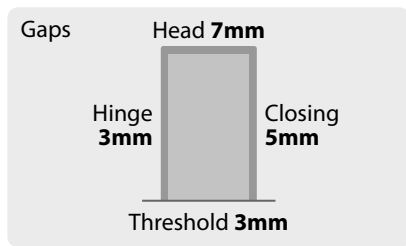
Intumescent and Smoke Seals
Intumescent

Certification
No Certification

Self-Closing Devices
Concealed

Leaf Configuration
Single Leaf - Single Acting

Leaf Finish
Wood Finish



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
- ✗ Is the door viewer (spy hole) in good condition and securely fitted, without any damage or compromise to the fire door leaf

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-F6RUJV DUE 13/09/2025

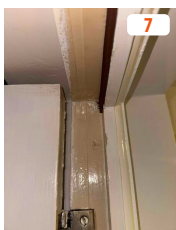
Fit intumescent seals to the door frame.

Seals are damaged or missing in sections of the frame.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-3V6IPY DUE 13/09/2025



Hinges are worn and should be replaced with BS EN standard fire door hinges.

All fire doors are required to have 3 hinges, which must be fire certified.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-I44PMI DUE 13/09/2025



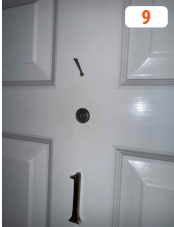
The door viewer is not fitted with an intumescent gasket, potentially compromising the fire integrity of the door set.

Remove the existing door viewer and refit it using an intumescent gasket to maintain the fire integrity of the door leaf.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-9BCSNV DUE 13/09/2025



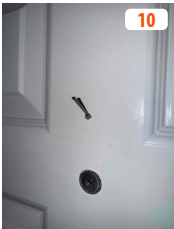
The door leaf has sustained damage and should be repaired.

Repair using appropriate fire door repair methods to maintain its integrity and compliance.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-Q1HUVJ DUE 13/09/2025



Flat Entrance Door 2

Notional (30)

5 Actions

Item
Flat Entrance Door

Floor / Flat Number
1st / 2

Fire Rating
Notional (30)

Intumescent and Smoke Seals
Intumescent

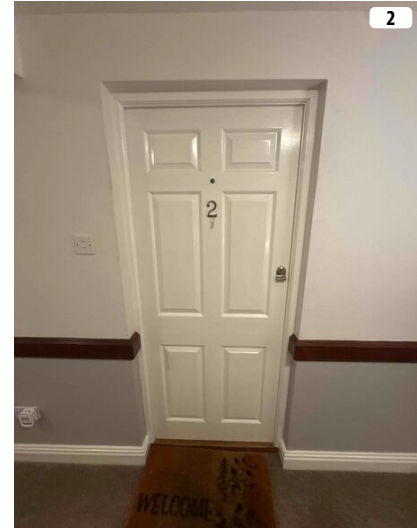
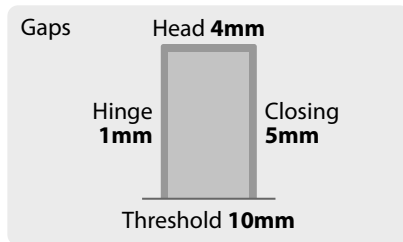
Certification
No Certification

Self-Closing Devices
Concealed

Leaf Configuration
Single Leaf - Single Acting

Leaf Finish
Wood Finish

Frame Finish
Wood Finish



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
- ✗ Is the door viewer (spy hole) in good condition and securely fitted, without any damage or compromise to the fire door leaf

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-8VZEKW 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-2RTRER DUE 13/09/2025

Fit intumescent seals to the door frame.

Seals are damaged or missing in sections of the frame.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-984YV4 DUE 13/09/2025

ACTION CONTINUES...

...ACTION CONTINUED



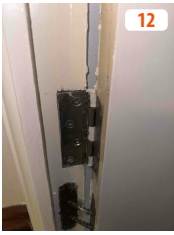
Hinges are worn and should be replaced with BS EN standard fire door hinges.

All fire doors are required to have 3 hinges, which must be fire certified.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-RGNQNZ DUE 13/09/2025



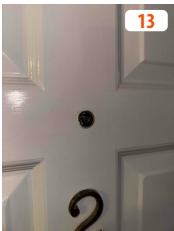
The door viewer is not fitted with an intumescent gasket, potentially compromising the fire integrity of the door set.

Remove the existing door viewer and refit it using an intumescent gasket to maintain the fire integrity of the door leaf.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-4DL4GK DUE 13/09/2025



Flat Entrance Door 3

Notional (30)

5 Actions

Item
Flat Entrance Door

Floor / Flat Number
1st / 3

Fire Rating
Notional (30)

Intumescent and Smoke Seals
Intumescent

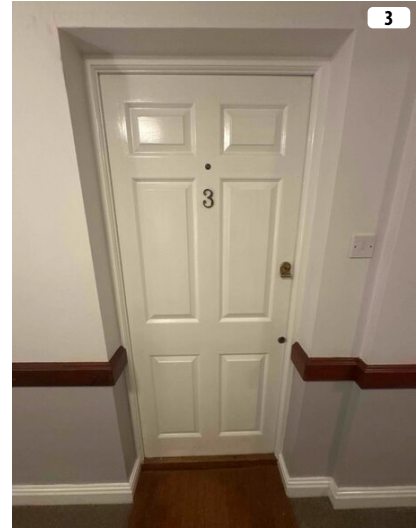
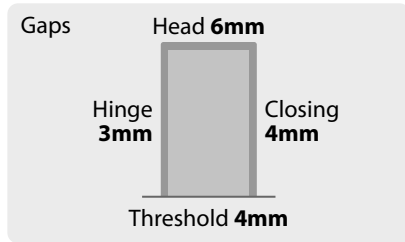
Certification
No Certification

Self-Closing Devices
Concealed

Leaf Configuration
Single Leaf - Single Acting

Leaf Finish
Wood Finish

Frame Finish
Wood Finish



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
- Is the door viewer (spy hole) in good condition and securely fitted, without any damage or compromise to the fire door leaf

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-EVEVJT DUE 13/09/2025

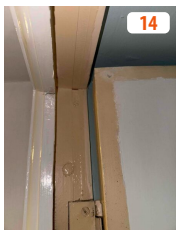
Fit intumescent seals to the door frame.

Seals are damaged or missing in sections of the frame.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-U54PXP DUE 13/09/2025



Hinges are worn and should be replaced with BS EN standard fire door hinges.

All fire doors are required to have 3 hinges, which must be fire certified.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-47KS4H DUE 13/09/2025



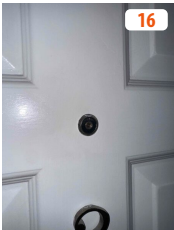
The door viewer is not fitted with an intumescent gasket, potentially compromising the fire integrity of the door set.

Remove the existing door viewer and refit it using an intumescent gasket to maintain the fire integrity of the door leaf.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-6AMA85 DUE 13/09/2025



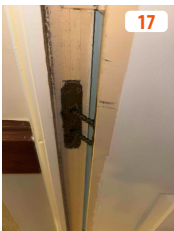
Adjust the door closer.

The door does not close-in-line if released from an open position.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-BMK2KZ DUE 13/09/2025



Flat Entrance Door 4

Notional (30)

6 Actions

Item
Flat Entrance Door

Floor / Flat Number
2nd / 4

Fire Rating
Notional (30)

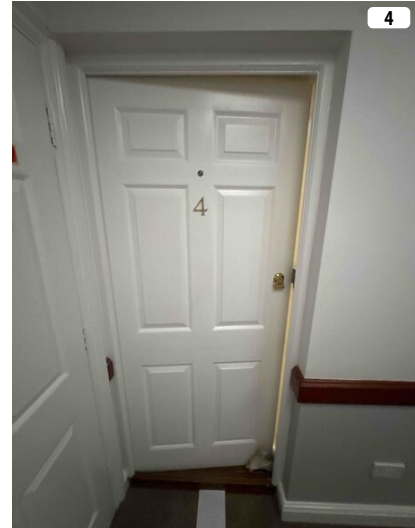
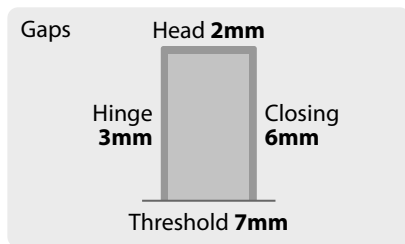
Intumescent and Smoke Seals
Intumescent

Certification
No Certification

Self-Closing Devices
Concealed

Leaf Configuration
Single Leaf - Single Acting

Leaf Finish
Wood Finish



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
- ✗ Is the door viewer (spy hole) in good condition and securely fitted, without any damage or compromise to the fire door leaf

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

TIMESCALE
SHORT TERM

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

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-BXPYML DUE 13/09/2025

Bottom gap over tolerance.

TIMESCALE
SHORT TERM

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

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-G5UY3Y DUE 13/09/2025

Fit intumescent seals to the door frame.

TIMESCALE
SHORT TERM

Seals are damaged or missing in sections of the frame.

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-5BH4K2 DUE 13/09/2025

ACTION CONTINUES...

...ACTION CONTINUED



Hinges are worn and should be replaced with BS EN standard fire door hinges.

All fire doors are required to have 3 hinges, which must be fire certified.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-JDMUNW DUE 13/09/2025



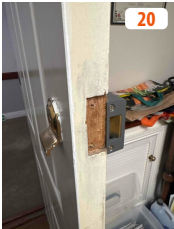
The door leaf has sustained damage and should be repaired.

Repair using appropriate fire door repair methods to maintain its integrity and compliance.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-L2KLZE DUE 13/09/2025



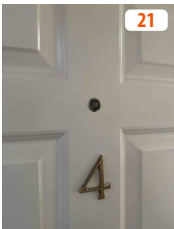
The door viewer is not fitted with an intumescent gasket, potentially compromising the fire integrity of the door set.

Remove the existing door viewer and refit it using an intumescent gasket to maintain the fire integrity of the door leaf.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-VVDJQY DUE 13/09/2025



Flat Entrance Door 5

✓ Notional (30)
5 Actions

Item
 Flat Entrance Door

Floor / Flat Number
 2nd / 5

Fire Rating
 Notional (30)

Intumescent and Smoke Seals
 Intumescent

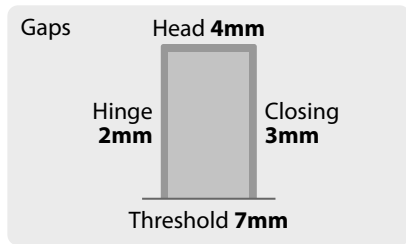
Certification
 No Certification

Self-Closing Devices
 Concealed

Leaf Configuration
 Single Leaf - Single Acting

Leaf Finish
 Wood Finish

Frame Finish
 Wood Finish



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
- ✗ Is the door viewer (spy hole) in good condition and securely fitted, without any damage or compromise to the fire door leaf

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-QVESNS 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-9YKVQB DUE 13/09/2025

Fit intumescent seals to the door frame.

Seals are damaged or missing in sections of the frame.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-X847MI DUE 13/09/2025

ACTION CONTINUES...

THIS LIVE DOCUMENT SHOWS THE LATEST INFORMATION AS OF 04/09/2025 16:39

...ACTION CONTINUED



Hinges are worn and should be replaced with BS EN standard fire door hinges.

All fire doors are required to have 3 hinges, which must be fire certified.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-ZNG2C8 DUE 13/09/2025



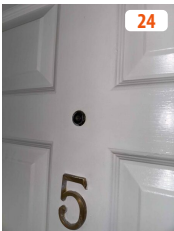
The door viewer is not fitted with an intumescent gasket, potentially compromising the fire integrity of the door set.

Remove the existing door viewer and refit it using an intumescent gasket to maintain the fire integrity of the door leaf.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-LBP411 DUE 13/09/2025



Flat Entrance Door 6

Notional (30) 6 Actions

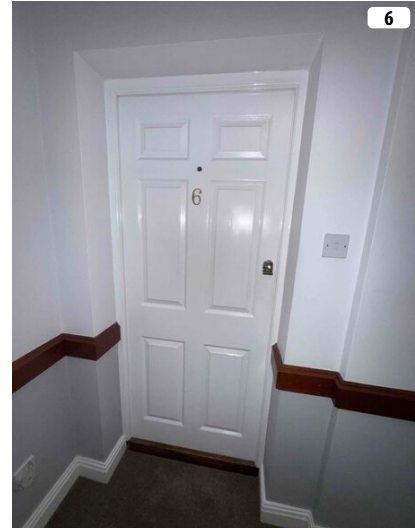
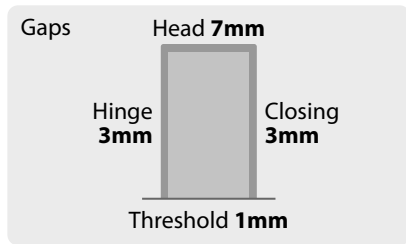
Item: Flat Entrance Door | Floor / Flat Number: 2nd / 6

Fire Rating: Notional (30) | Intumescent and Smoke Seals: Intumescent

Certification: No Certification | Self-Closing Devices: Concealed

Leaf Configuration: Single Leaf - Single Acting | Leaf Finish: Wood Finish

Frame Finish: Wood Finish



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
- ✗ Is the door viewer (spy hole) in good condition and securely fitted, without any damage or compromise to the fire door leaf

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-8XA1AQ DUE 13/09/2025

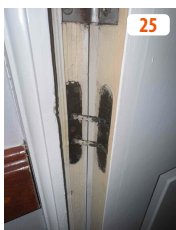
Adjust the door closer.

The door does not close-in-line if released from an open position.

TIMESCALE
SHORT TERM

SEVERITY
HIGH SEVERITY

REFERENCE RB-D8MDEV 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-V7IAL6 DUE 13/09/2025

Fit intumescent seals to the door frame.

Seals are damaged or missing in sections of the frame.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-8AIRSY DUE 13/09/2025



Hinges are worn and should be replaced with BS EN standard fire door hinges.

All fire doors are required to have 3 hinges, which must be fire certified.

TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-3ZF2TN DUE 13/09/2025



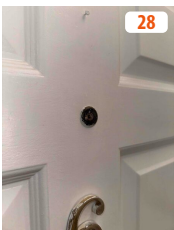
The door viewer is not fitted with an intumescent gasket, potentially compromising the fire integrity of the door set.

Remove the existing door viewer and refit it using an intumescent gasket to maintain the fire integrity of the door leaf.

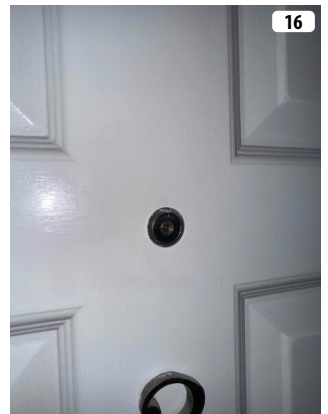
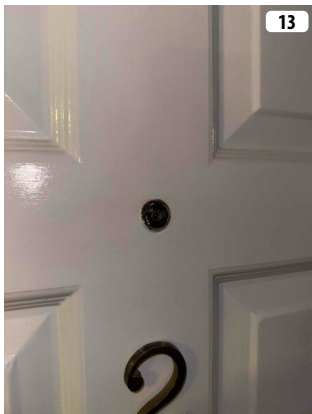
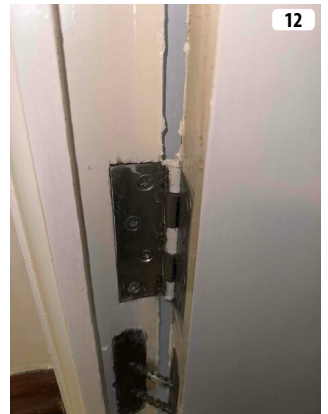
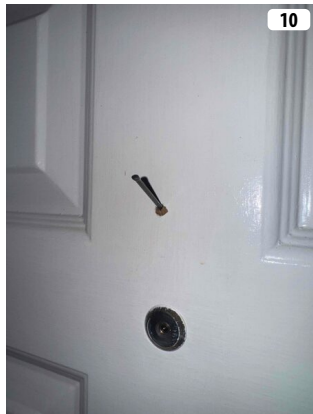
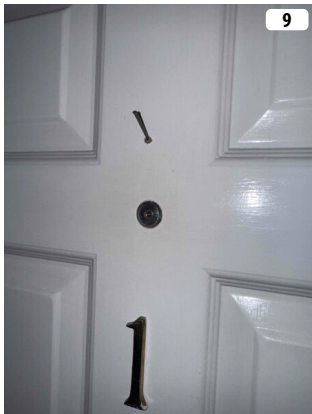
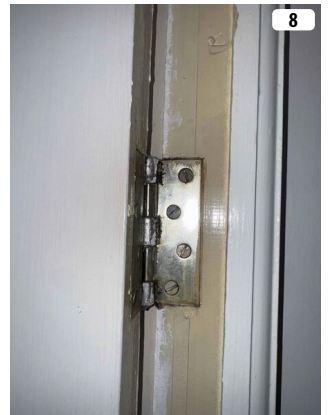
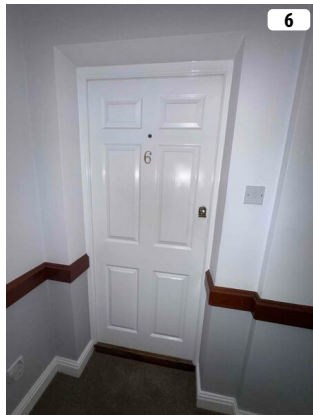
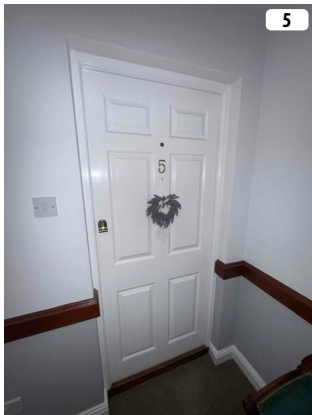
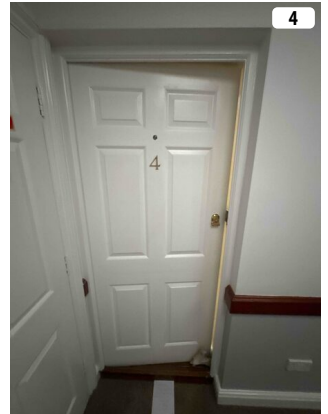
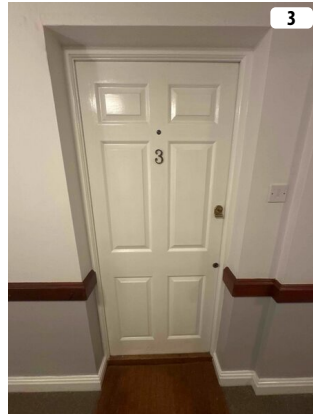
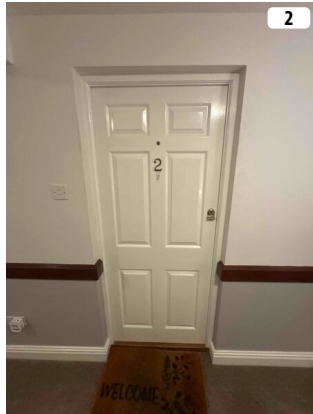
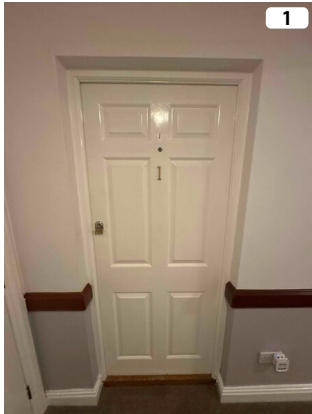
TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

REFERENCE RB-J6VLH9 DUE 13/09/2025

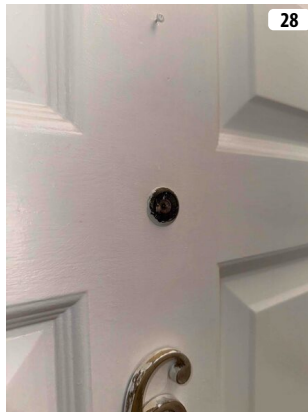
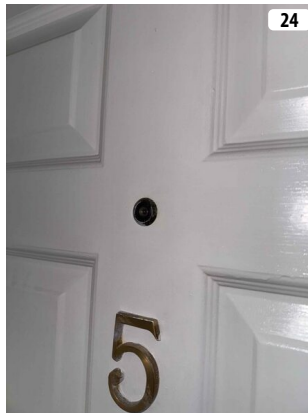
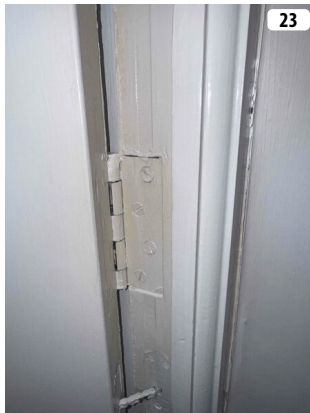
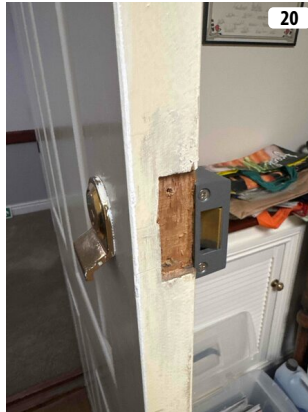


PHOTOS



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Photos Continued...



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