

# DOOR SURVEY



## 12-14 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-VAHK7U
RECOMMENDED REVIEW DATE	13/08/2026
VERSION	1



**SSP Compliance Ltd**

Studio 5, Watermill Industrial Estate, Buntingford, Hertfordshire, SG9 9US

<https://sspcompliance.com/>

# TABLE OF CONTENTS

<b>Cover Page</b>	1
<b>Table of Contents</b>	2
<b>Introduction</b>	3
<b>Summary</b>	4
<b>Communal Fire Doors</b>	5
<b>Photos</b>	8

# 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-VAHK7U

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  
5 Actions

## Assessed Property

PROPERTY NAME  
12-14 Watermead

ADDRESS  
Lakeside, Watermead  
Aylesbury  
HP19 0FX

PROPERTY REFERENCE  
RB-THBS9Y

### 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  
<https://sspcompliance.com/>

# COMMUNAL FIRE DOORS

IMAGE	ID	LOCATION	FIRE RATING	ACTIONS
	RB-AB575Z	Ground floor	FD30S	5 Actions

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# Communal Fire Door RB-AB575Z

FD30S

5 Actions

Item  
Communal Fire Door

Floor  
Ground floor

Door Type  
Riser Shaft

Frame Finish  
Wood Finish

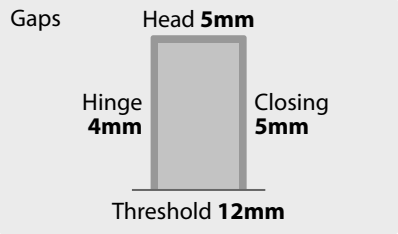
Fire Resistance  
FD30S

Certification  
BWF Certifire

Leaf Configuration  
Single Leaf - Single Acting

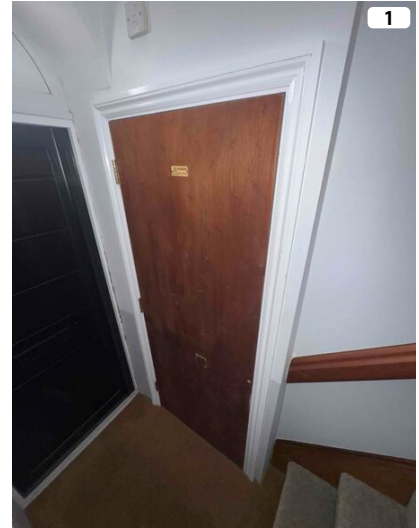
Leaf Thickness  
44mm

Leaf Finish  
Wood Finish



Intumescent and Smoke Seals  
Combined Intumescent and Smoke

Intumescents Fitted To  
Leaf Edge



## 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
- ✗ 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-CIZLWD 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-4V5AR3 DUE 13/09/2025

Fit a fire door keep locked shut sign.

TIMESCALE  
SHORT TERM

SEVERITY  
HIGH SEVERITY

REFERENCE RB-FFKCK1 DUE 13/09/2025

The door frame has been incorrectly sealed, which compromises the fire resistance of the door set.

The door frame must be correctly sealed using an approved system in accordance with BS 8214 to ensure the doorset achieves its intended fire resistance rating and provides adequate smoke resistance.

TIMESCALE  
**SHORT TERM**

SEVERITY  
**MEDIUM SEVERITY**

REFERENCE RB-TRTQCK DUE 13/09/2025



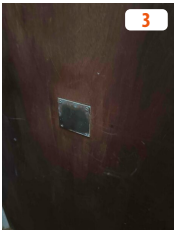
The door leaf has sustained damage and should be repaired.

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

TIMESCALE  
**SHORT TERM**

SEVERITY  
**HIGH SEVERITY**

REFERENCE RB-43XG19 DUE 13/09/2025



# PHOTOS



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