

LONDON BOROUGH OF CAMDEN	WARDS: ALL
REPORT TITLE: Communal and Flat Entrance Fire Doors Program and Testing including update on smoke alarm programme	
REPORT OF: Director of Property Management	
FOR SUBMISSION TO: Housing and Fire Safety Advisory Panel	DATE: 18 July 2024
<p>SUMMARY OF REPORT</p> <p>This report provides information on the communal and flat entrance fire door renewal and testing programme.</p> <p>Local Government Act 1972 – Access to Information</p> <p>The following documents have been used in the preparation of this report:</p> <p>No documents that require listing have been used in the preparation of this report.</p> <p>Contact Officer: Shamsul Alam, Fire Safety Works Programme Manager, shamsul.alam@camden.gov.uk Tel: 020 7974 3349</p>	
<p>RECOMMENDATIONS</p> <p>That the Panel note the contents of the report.</p>	

Signed: 

Director Property Management

Date – 9th July 2024

1. PURPOSE OF THE REPORT

- 1.1 This report updates the Panel on the communal and flat entrance fire door renewal and testing programme.

2.0 BACKGROUND

- 2.1 In line with Regulatory Reform (Fire Safety) Order 2005 Camden Council as the accountable person is required to carry out a suitable and sufficient fire risk assessment (FRAs) of all properties where there are non-domestic areas. FRAs can generate a large number of actions that Camden needs to consider to reduce the risk in these properties.
- 2.2 FRAs are completed on a cyclical basis across all 3,263 blocks containing non-domestic areas within a three-year period (high risk annual, medium risk bi-annual, low risk tri-annual). The Council has a wide range of fire safety programme to ensure actions identified from the fire risk assessment process are addressed to ensure risks are reduced.

3.0 FLAT ENTRANCE & COMMUNAL DOOR RENEWAL PROGRAMME

- 3.1 The aim of the programme is to repair or replace any communal or flat entrance doorset (door and doorframe) identified in the fire risk assessment to ensure adequate compartmentation is provided between the flats and the common area. The programme is being delivered through a combination of framework contractors, smaller specialist fire door manufacturer /installer and the Council's in house Repairs Team.
- 3.2 **Table 1** below provides the programme that Fire Safety Project Managers are working to deliver with an indication of the current status of works packages and brief details of progress to date in getting these projects to site and completing works identified by Fire Risk Assessments.
- 3.3 Each project has been provided with a project status. Works on site means the contractor is on site delivering the works. Works mobilising mean the contractor is getting together their team who will manage the works on site and carry out the works and therefore the works will start soon.

Table 1

Location / Description	District	No of doors	Project Status
FRA Packet 3 - Renewal of flat entrance doors and installation of hard-wired smoke and carbon monoxide alarms in the South of the Borough	Various	450 Flat entrance doors	Works are nearing completion
FRA Packet 4 - Renewal of flat entrance doors and installation of hard-wired smoke and carbon monoxide alarms in the North of the Borough	Various	330 Flat entrance doors	Works are complete

FRA Packet 5 - Various FRA works including flat entrance and communal door renewal, communal and individual hard wired smoke alarms, emergency lighting, fire stopping works to blocks within Camden Town area.	Camden Town	96 Flat entrance doors & 57 communal doors	Works on site
FRA Packet 6 - Various FRA works including flat entrance and communal door renewal, communal and individual hard wired smoke alarms, emergency lighting, fire stopping works to blocks in Gospel Oak area.	Gospel Oak	689 Flat entrance doors & 22 communal doors	Works on site
FRA Packet 7 - Various FRA works including flat entrance and communal door renewal, communal and individual hard wired smoke alarms, emergency lighting, fire stopping works to blocks within Kentish Town area.	Kentish Town	1190 Flat entrance doors & 57 Communal doors	Works on site
FRA Packet 8 - Various FRA works including flat entrance and communal door renewal, communal and individual hard wired smoke alarms, emergency lighting, fire stopping works to blocks within Hampstead / Kilburn area	Hampstead	837 Flat entrance doors & 55 Communal doors	Works on site
FRA Packet 9 - Various FRA works including flat entrance and communal door renewal, communal and individual hard wired smoke alarms,	Holborn	211 Flat entrance doors & 44 communal doors	Works on site
Alexander and Ainsworth Better Homes Scheme		81 Flat entrance doors	Works on site

Camden's flat entrance door framework programme – Contract 1 includes the FEDs to Levita House		460 Flat Entrance doorsets	Contract mobilising
Camden's flat entrance door framework programme - Contract 2		460 Flat Entrance doorsets	Contract mobilising
Bourne Estate Better Homes Scheme		586 Flat entrance doors	Contract mobilising
Weddington Estate Communal Heating Scheme (includes doors)		468 flat entrance doors	Works on site

- 3.4 Where a fire doorset is required to be renewed the contractors' Residents Liaison Officer will contact the residents and make an appointment for a condition survey to be carried out. The purpose of the condition survey is to visit the resident in their home to explain the works, and to discuss any requirements the residents may have.
- 3.5 If any of the residents living within the property may have special requirements for example in opening a new door then the Resident Liaison Officer will notify the Camden's project manager who will arrange for a Fire Safety Adviser to meet with the residents to discuss their needs and agree on a solution.

4.0 QUALITY ASSURANCE

- 4.1 Fire doors play a crucial role in building safety by providing critical protection against the spread of fire and smoke and are an integral part of a building's passive fire protection system, making them essential for resident's safety as well as protecting the property.
- 4.2 Building Regulations state that all new fire safety doorsets to flats needs to be FD30s standard in accordance with BS476: Part 22 1987 or BS EN 1634-1 2000. This means that the door needs to be 30-minute fire and smoke resistant.
- 4.3 All contractors replacing a flat entrance or communal fire doors are required to meet the standards set in in the Council's Technical Standard documents. Camden's Technical Standard requires all door manufacturers installing or supplying doorsets are required to have third-party certification which means that the fire door manufacturer is audited by an independent third party that checks that the fire doorset is tested appropriately and produced to a consistent standard.
- 4.4 Third-party certification is a process of testing and verifying a fire door's design, performance, manufacturing process and quality assurance of procedures and supporting documentation. The door manufacturer is independently audited to ensure that the management and manufacturing processes, and supporting systems, are in place to ensure consistency with the fire doorset that was initially tested. The doorset

is also required to be periodic tested to ensure that the test wasn't just a once-only event.

- 4.5 If the fire doorsets are not properly installed, their fire resistance capabilities can be seriously compromised and therefore it is important to ensure installers have the experience and training required to install a fire doorset correctly.
- 4.6 Camden's Technical Standard requires all installers to provide third party accreditation to ensure the doorset has been installed correctly and that it should perform as intended.
- 4.7 Prior to installing any doorsets the contractor is required to provide third party certification for both manufacture and installation of doorset. The certification together with supporting documents are thoroughly checked by the Camden's Project Manager and an independent door inspector to ensure they are valid and meet the requirements.
- 4.8 During the installation the Council has in place a number process to ensure the installation works is carried to the required standard including regular visit / inspection Camden's Project Manager and Consultant.
- 4.9 Most schemes have Clerk of Works that will carry out regular inspection during and after the installation to ensure the installers adhering. In addition to this the contractors are required to provide before, during and completion photographs of the installation covering all aspects of the installation including gap between the door frame and fixing wall. The photographs are reviewed and check at handover to ensure compliance.
- 4.10 The Council also employs a specialist consultant door auditor on two days a week to ensure the doorsets are installed correctly. The auditor will watch the installers installing a selected number of doorset by different manufacturers and different installers and will the project managers on any bad practice and deviation from the standard or manufacturers guidance. It is anticipated that this will help identify any bad practices at an early stage of the process and ensure quality is not compromised.
- 4.11 Once works are complete the Project manager will ensure all relevant documentation have been provided by the contractor before authorising payment.

5.0 COMMUNAL AND FLAT ENTRANCE DOOR INSPECTION PROGRAMME

- 5.1 The Fire Safety (England) Regulations 2022 came into force in January 2023, which requires the Council to undertake the following in buildings of over 11 metres in height:
 - a. undertake quarterly checks of all communal fire doors (including self-closing devices) in common parts of the building.
 - b. undertake (on a best endeavour basis) annual checks of all flat entrance doors, including self-closing devices, that lead onto the building's common parts.
- 5.2 The quarterly checks on all common doors are undertaken by the Caretaking Team and issues reported to Camden Repairs to address. The yearly inspection of the flat entrance doors is undertaken by the Repairs Team who employ two door inspectors to undertake this task. There are 652 buildings containing 16,538 flats that are 11 meters or overs. The first year of inspection programme has been completed.
- 5.3 Progress on the door inspection regimes is monitored monthly as part of the reporting on compliance indicators.

6.0 SMOKE AND CARBON MONOXIDE INSTALLATION PROGRAMME UPDATE

6.1 The table below provides the latest position on the installation of Carbon Monoxide and smoke detectors. In summary, there are 13,105 tenanted Council homes with one or more fixed combustion appliance, of which 13,102 (99.9%) now have CO alarms, the remaining 3 homes are no access cases where the Council is taking legal action to arrange installations. There are 22,261 tenanted Council homes which require smoke detection to be installed, of these 20,831 (93%) had smoke detection installed by 24th June 2024. The remaining homes are programmed for delivery, with no access progressed through our no access procedure.

Gas Assets / Solid Fuel Number	CO Alarms Number	Tenanted Homes Number	Smoke Detectors Number	In Packet for Delivery Number	NO ACCESS Number
13,105	13,102	22,261	20,831	571	860
	99.98%		93.58%	2.57%	3.86%

6.2 The Council has employed an experienced Resident Liaison Officer to work through some of the most difficult no access or where tenants are refusing access. The emphasis is on trying to persuade tenants to understand the importance of the need for the smoke alarms to be installed and try and persuade them to agree to the installation.

6.3 Unfortunately, despite all efforts from the contractor, project managers and Neighbourhood Housing Officers there will be some residents who will not want the works to be carried out. The team has developed a no access protocol and is currently working with the Neighbourhood Housing Team to identify any vulnerable residents who have not provided access so we can provide support for these residents.

6.4 In the event the Council is still not able to carry out installation works then legal remedies including injunction will be sought to ensure the Council is complying with its legal duties as a landlord and more importantly the safety of the resident and other residents living in the building is not compromised.

7.0 TESTING OF SMOKE AND CARBON MONOXIDE ALARMS

7.1 All mains powered smoke and carbon monoxide alarms system installed by the Council have a remote test button which allows the residents to test the system to make sure it is working. Residents are encouraged to carry out regular tests and are reminded to via Housing News and leaflets left by the installer once the works are completed.

7.2 The Smoke and Carbon Monoxide alarms are also tested by a gas engineer during the annual landlords' gas safety checks. For properties without gas, the alarms are tested by the electrical contractor carrying out periodic electrical installation checks every five years.

7.3 All the alarms have a back-up battery and in the event the power on the back-up battery is low the alarm will beep to notify residents who should contact Camden Repairs to have the unit replaced.

8.0 Legal Comments

Legal Comments are incorporated.

9.0 Finance Comments

Contents of the report are noted. There are allocated budgets for the work to be undertaken both within capital and revenue.

REPORT ENDS