

DOOR SURVEY



The Blade Building **5 Silk Street, Oldham, Manchester,** **Lancashire, M1 7HN**

VALID BETWEEN	02/11/2023 - 02/11/2024
ASSESSED BY	Byron Cox
ASSESSED ON	02/11/2023
APPROVED BY	Byron Cox
APPROVED ON	02/11/2023
ASSESSMENT REF.	RB-VC8Q2Y
VERSION	1

1 SUMMARY

Door Survey

ASSESSMENT AND CERTIFICATE REFERENCE
RB-VC8Q2Y

PRODUCED FOR
Fox Residential

ASSESSED ON, BY
02/11/2023, Byron Cox

OVERALL RESPONSIBLE PERSON
James Williams

APPROVED / VALIDATED ON, BY
02/11/2023, Byron Cox

SPECIFICATION CONFORMS TO
Our own internal quality system.

START DATE RECOMMENDED REVIEW DATE
02/11/2023 — 02/11/2024

ASSESSMENT SCOPE
Assessment applies only to the building specified.

SIGNIFICANT FINDINGS
8 Actions

Assessed Property

PROPERTY NAME
The Blade Building

ADDRESS
5 Silk Street
Oldham
Manchester
Lancashire
M1 7HN

PROPERTY REFERENCE
FR-M0243

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
Fire Fit
8 The Green, Richmond, TW9 1PL
0330 311 2525

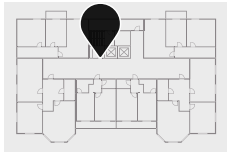


2 COMMUNAL FIRE DOORS

IMAGE	ID	FIRE RATING	ACTIONS
	CD1	FD30	1 Action
	CD2	FD30	1 Action
	CD3	FD30	1 Action
	CD4	FD90	No Actions
	CD5	FD60	1 Action
	CD6	FD30	No Actions
	CD7	FD30	1 Action
	CD8	FD30	1 Action

Communal Fire Door, CD1

✓ **FD30** **1 Action**



Item
Communal Fire Door

Floor / Location
Basement / Corridor

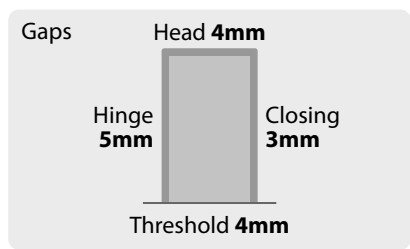
Fire Resistance
FD30

Leaf Vision Panels
Fire Rated

Certification
BWF Certifire

Side & Overhead Panels
None

Leaf Configuration
Single Leaf - Single Acting



Leaf Size
2000mm x 800mm

Leaf Finish
Paint Finish

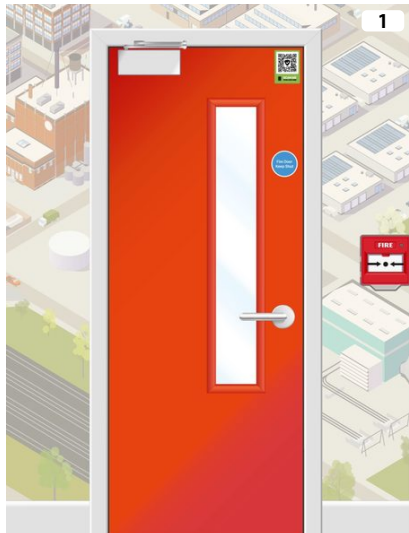
Frame Finish
Paint Finish

Intumescent and Smoke Seals
Intumescent, Smoke

Intumescents Fitted To
Hinges, Locks/Handles, Other
Ironmongery

Self-Closing Devices
Overhead Closer

Hold Open Device
No hold open device fitted



✓ **Quarterly Check Completed**

Communal Door Condition

- ✓ The leaf and frame are adequately specified
- ✗ There is no damage significant enough to affect the fire integrity of the leaf or frame
- ✓ Gaps around the frame are within tolerance (and/or manufacturers guidelines)
- ✓ Seals are undamaged and well fitted / continuous around the whole leaf or frame
- ✓ Minimum of three single axis hinges of BS EN 1935 Grade 11 or above are fitted with all screws present
- ✓ Vision panels are undamaged, properly installed with intumescent seals and glazing beads to all sides
- ✓ 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 signage correctly identifies door operation and is securely attached
- ✓ The door is not warped and closes well into the frame

Replace fire door with FD30s fire rated door.
The fire door is damaged beyond repair or is past its useful/serviceable life

REFERENCE RB-59CXRY
CATEGORY Upgrades: Fire Door Replacement

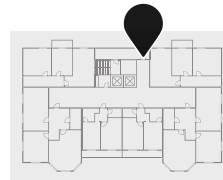
DUE 02/05/2024

TIMESCALE
LONG TERM

SEVERITY
MEDIUM SEVERITY

Communal Fire Door, CD2

 **FD30** **1 Action**



Item
Communal Fire Door

Floor
Basement

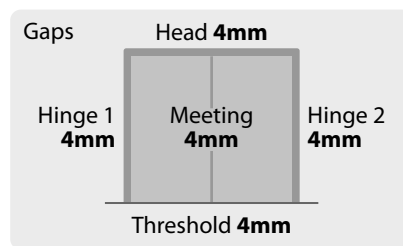
Fire Resistance
FD30

Leaf Vision Panels
Non Fire Rated

Certification
IFC Forza

Side & Overhead Panels
None

Leaf Configuration
Double Leaf - Single Acting



Leaf Size
2000mm x 800mm

Leaf Finish
Wood Finish

Frame Finish
Paint Finish

Intumescent and Smoke Seals
Intumescent, Smoke

Intumescents Fitted To
Hinges, Locks/Handles, Air Transfer
Grills, Other Ironmongery

Self-Closing Devices
Overhead Closer

Hold Open Device
Electromagnetic hold open device fitted









A Additional Photos



 **Quarterly Check Completed**

Communal Door Condition

-  The leaf and frame are adequately specified
-  There is no damage significant enough to affect the fire integrity of the leaf or frame
-  Gaps around the frame are within tolerance (and/or manufacturers guidelines)
-  Seals are undamaged and well fitted / continuous around the whole leaf or frame
-  Minimum of three single axis hinges of BS EN 1935 Grade 11 or above are fitted with all screws present
-  Vision panels are undamaged, properly installed with intumescent seals and glazing beads to all sides

- ✓ 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 signage correctly identifies door operation and is securely attached
- ✓ The door is not warped and closes well into the frame

Replace the door with an FD30S-rated fire door set.

The door is not adequately specified.

REFERENCE RB-MENRAS

DUE 02/02/2024

CATEGORY Upgrades: Fire Door Replacement

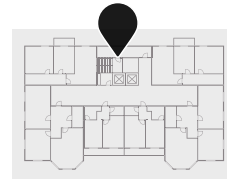
TIMESCALE
MEDIUM TERM

SEVERITY
HIGH SEVERITY

Communal Fire Door, CD3

✓ FD30

1 Action



Item
Communal Fire Door

Floor
Ground Floor

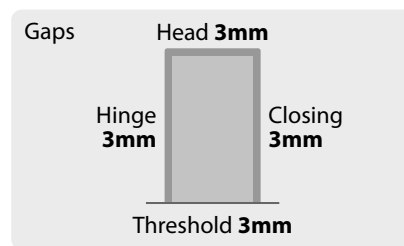
Fire Resistance
FD30

Leaf Vision Panels
Fire Rated

Certification
BWF Certifire

Side & Overhead Panels
None

Leaf Configuration
Single Leaf - Single Acting



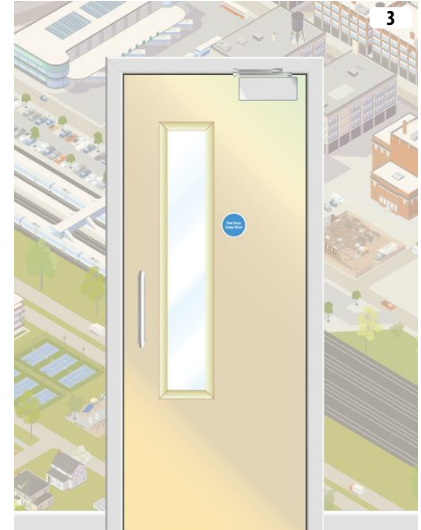
Leaf Size
2000mm x 800mm

Leaf Finish
Wood Finish

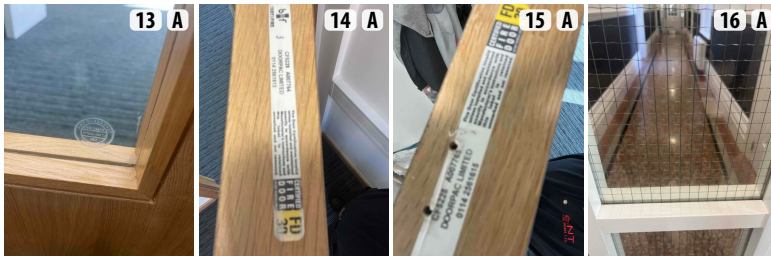
Frame Finish
Wood Finish

Intumescents Fitted To
Hinges, Locks/Handles, Other
Ironmongery

Self-Closing Devices
Overhead Closer



A Additional Photos



✓ Quarterly Check **Completed**

Communal Door Condition

- ✓ The leaf and frame are adequately specified
- ✓ There is no damage significant enough to affect the fire integrity of the leaf or frame
- ✓ Gaps around the frame are within tolerance (and/or manufacturers guidelines)
- ✗ Seals are undamaged and well fitted / continuous around the whole leaf or frame
- ✓ Minimum of three single axis hinges of BS EN 1935 Grade 11 or above are fitted with all screws present
- ✓ Vision panels are undamaged, properly installed with intumescent seals and glazing beads to all sides
- ✓ 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 signage correctly identifies door operation and is securely attached
- ✓ The door is not warped and closes well into the frame

Fit intumescent seals to the door frame.

Seals are damaged or missing in sections of the frame.

REFERENCE RB-YV7M1N

DUE 02/02/2024

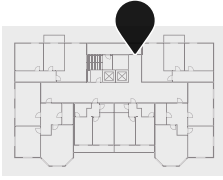
CATEGORY Maintenance: Fire Door Repair

ASSIGNED  Repairs

TIMESCALE
MEDIUM TERM

SEVERITY
HIGH SEVERITY

Communal Fire Door, CD4



Item
Communal Fire Door

Floor
Ground Floor

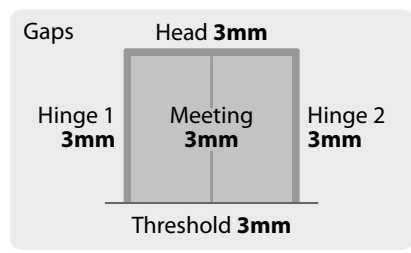
Fire Resistance
FD90

Leaf Vision Panels
Unknown Fire Resistance

Certification
IFC Forza

Side & Overhead Panels
None

Leaf Configuration
Double Leaf - Double Acting



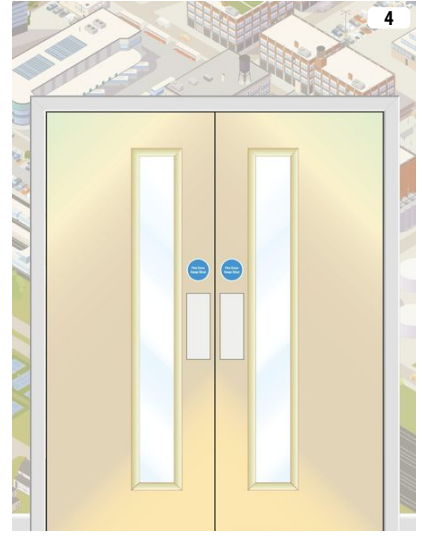
Leaf Size
2000 mm x 800 mm

Leaf Finish
Wood Finish

Frame Finish
Paint Finish

Intumescents Fitted To
Locks/Handles, Other Ironmongery

Self-Closing Devices
Overhead Closer



A Additional Photos



✓ Quarterly Check **Completed**

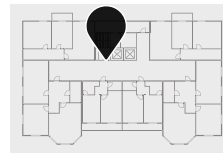
Communal Door Condition

- ✓ The leaf and frame are adequately specified
- ✓ There is no damage significant enough to affect the fire integrity of the leaf or frame
- ✓ Gaps around the frame are within tolerance (and/or manufacturers guidelines)
- ✓ Seals are undamaged and well fitted / continuous around the whole leaf or frame
- ✓ Minimum of three single axis hinges of BS EN 1935 Grade 11 or above are fitted with all screws present
- ✓ Vision panels are undamaged, properly installed with intumescent seals and glazing beads to all sides
- ✓ 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 signage correctly identifies door operation and is securely attached
- ✓ The door is not warped and closes well into the frame

Communal Fire Door, CD5

✓ FD60

1 Action



Item
Communal Fire Door

Floor
Ground Floor

Fire Resistance
FD60

Side & Overhead Panels
Glazed

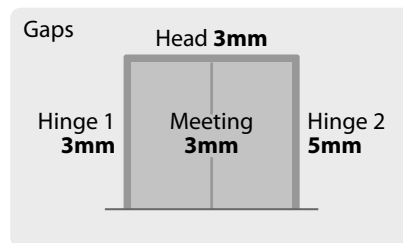
Certification
BWF Certifire

Leaf Configuration
Double Leaf - Single Acting

Leaf Size
2000 mm x 800 mm

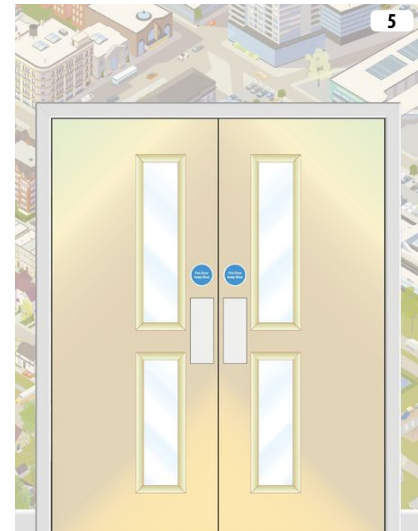
Leaf Finish
Wood Finish

Frame Finish
Paint Finish



Intumescent Fitted To
Hinges, Locks/Handles

Self-Closing Devices
Overhead Closer



A Additional Photos



✓ Quarterly Check **Completed**

Other Checks in Period: **01/11/2023** Completed

Communal Door Condition

✗ Gaps around the frame are within tolerance (and/or manufacturers guidelines)

IN PROGRESS Adjust the door/hinges so that it closes flush with its rebate.
When in the closed position, the door doesn't sit flush against the jamb meaning that smoke and fire could pass through it more easily.

REFERENCE RB-TIQ7BC
CATEGORY Maintenance: Fire Door Repair
ASSIGNED 🧑🔧 Repairs

DUE 01/12/2023

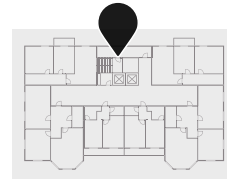
TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

01/11/23 **First identified in assessment**
02/11/23 **Reviewed and confirmed as in progress**

Communal Fire Door, CD6

✓ FD30



Item
Communal Fire Door

Floor
First Floor

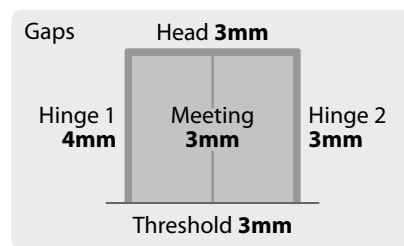
Fire Resistance
FD30

Leaf Vision Panels
Fire Rated

Certification
IFC Forza

Side & Overhead Panels
None

Leaf Configuration
Double Leaf - Double Acting



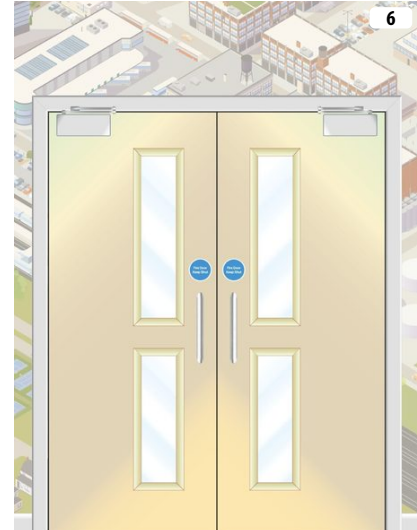
Leaf Size
2000 mm x 800 mm

Leaf Finish
Wood Finish

Frame Finish
Paint Finish

Intumescent Fitted To
Hinges, Locks/Handles, Other
Ironmongery

Self-Closing Devices
Overhead Closer



A Additional Photos



✓ Quarterly Check **Completed**

Other Checks in Period: **01/11/2023** Completed

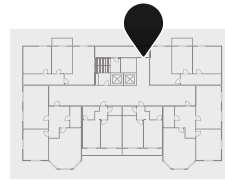
Communal Door Condition

- ✓ The leaf and frame are adequately specified
- ✓ There is no damage significant enough to affect the fire integrity of the leaf or frame
- ✓ Gaps around the frame are within tolerance (and/or manufacturers guidelines)
- ✓ Seals are undamaged and well fitted / continuous around the whole leaf or frame
- ✓ Minimum of three single axis hinges of BS EN 1935 Grade 11 or above are fitted with all screws present
- ✓ Vision panels are undamaged, properly installed with intumescent seals and glazing beads to all sides
- ✓ 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 signage correctly identifies door operation and is securely attached
- ✓ The door is not warped and closes well into the frame

Communal Fire Door, CD7

✓ FD30

1 Action



Item
Communal Fire Door

Floor
First Floor

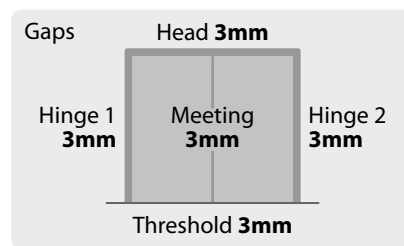
Fire Resistance
FD30

Leaf Vision Panels
None

Certification
No Certification

Side & Overhead Panels
None

Leaf Configuration
Double Leaf - Single Acting



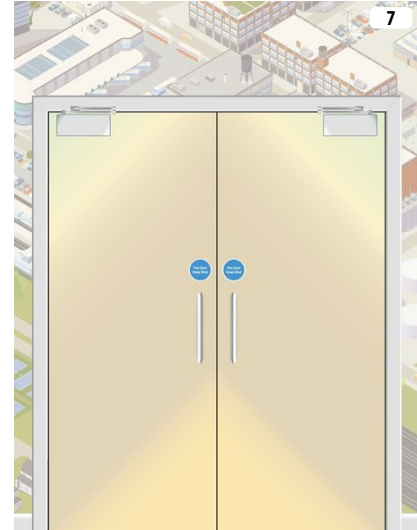
Leaf Size
2000 mm x 800 mm / 2000 mm x 400 mm

Leaf Finish
Wood Finish

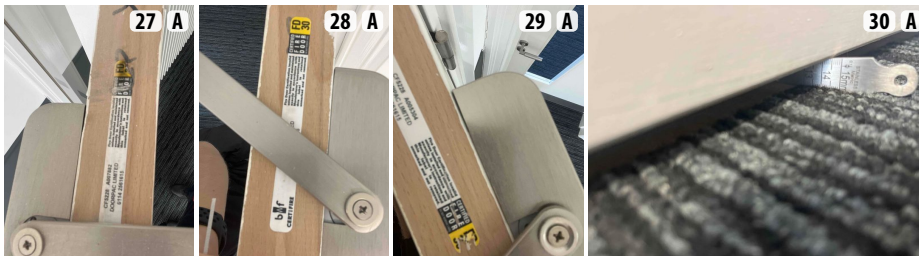
Frame Finish
Wood Finish

Intumescents Fitted To
Hinges

Self-Closing Devices
Overhead Closer



A Additional Photos



✓ Quarterly Check **Completed**

Other Checks in Period: **01/11/2023** Completed

Communal Door Condition

- ✓ The leaf and frame are adequately specified
- ✓ There is no damage significant enough to affect the fire integrity of the leaf or frame
- ✓ Gaps around the frame are within tolerance (and/or manufacturers guidelines)
- ✓ Seals are undamaged and well fitted / continuous around the whole leaf or frame
- ✓ Minimum of three single axis hinges of BS EN 1935 Grade 11 or above are fitted with all screws present
- ✓ Vision panels are undamaged, properly installed with intumescent seals and glazing beads to all sides
- ✗ 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 signage correctly identifies door operation and is securely attached
- ✓ The door is not warped and closes well into the frame

Adjust the door closer so that the door closes into its latch without slamming.
The door does not latch closed / slams if released from an open position.

REFERENCE RB-DUY1SE

DUE 01/12/2023

CATEGORY Maintenance: Fire Door Repair

ASSIGNED 🧑 Repairs

TIMESCALE
SHORT TERM

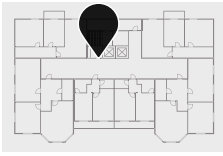
SEVERITY
MEDIUM SEVERITY

01/11/23 **First identified in assessment**

02/11/23 **Reviewed and confirmed as not started**

Communal Fire Door, CD8

✓ FD30
1 Action



Item
Communal Fire Door

Floor
First Floor

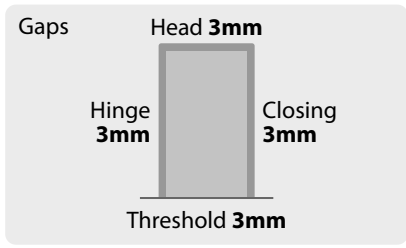
Fire Resistance
FD30

Leaf Vision Panels
Fire Rated

Certification
BWF Certifire

Side & Overhead Panels
Glazed

Leaf Configuration
Single Leaf - Single Acting



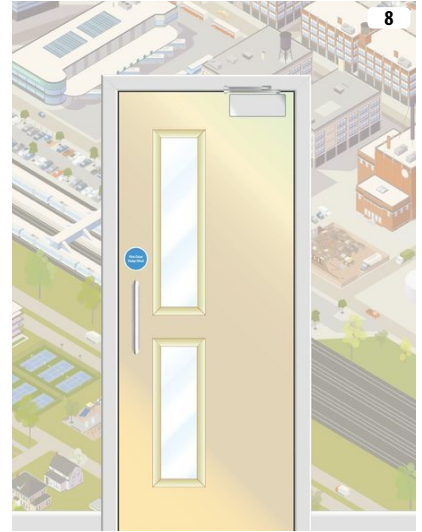
Leaf Size
2000 mm x 800 mm

Leaf Finish
Wood Finish

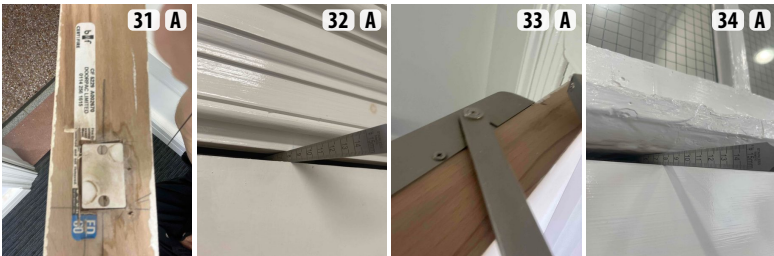
Frame Finish
Wood Finish

Intumescent Fitted To
Hinges, Locks/Handles, Air Transfer
Grills, Other Ironmongery

Self-Closing Devices
Overhead Closer



A Additional Photos



✓ Quarterly Check **Completed**

Other Checks in Period: **01/11/2023** Completed

Communal Door Condition

✗ The leaf and frame are adequately specified

Replace the door with an FD30S-rated fire door set.
The door is not adequately specified.

REFERENCE RB-7V8I6X

DUE 01/02/2024




CATEGORY Upgrades: Fire Door Replacement

TIMESCALE
MEDIUM TERM
 SEVERITY
HIGH SEVERITY

01/11/23 **First identified in assessment**

02/11/23 **Reviewed and confirmed as not started**

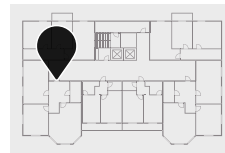
3 FLAT ENTRANCE DOORS

IMAGE	FLAT	FIRE RATING	ACTIONS
	Flat 23	FD30S	1 Action
	Flat 24	FD30S	No Actions
	Flat 25	FD30S	1 Action

Flat Entrance Door, Flat 23

FD30S

1 Action



Item
Flat Entrance Door

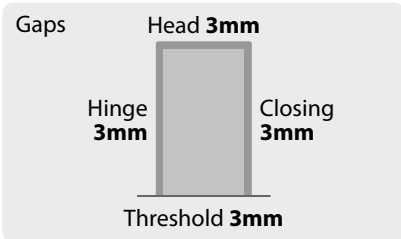
Floor / Flat
First Floor / 23

Fire Rating
FD30S

Intumescent and Smoke Seals
Intumescent, Smoke

Certification
TRADA Q-Mark

Self-Closing Devices
Overhead



Features
Letter Plate, 12mm Door Stops

Glazing Leaf
Etched with BS476-22 Mark

Glazing Sidepanels
Georgian Wired Glass



✓ Annual Check **Completed**

Flat Door Condition

- ✓ The leaf and frame are adequately specified
- ✓ There is no damage significant enough to affect the leaf or frame's fire integrity
- ✓ Gaps between the leaf and the frame are within tolerance
- ✓ Hinges are in good condition with no missing screws
- ✗ Glazing is suitable and free from damage
- ✓ The self-closer operates effectively
- ✓ The leaf closes well into the frame
- ✓ Letterbox is either certified fire resistant and/or made of fire resistant metal material

Confirm glazing meets BS EN fire regulations.
Ensure the integrity of the fire door.

REFERENCE RB-15442N

DUE 02/02/2024

CATEGORY Management: Testing, Records, Log Books

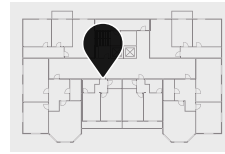
ASSIGNED 🧑‍🔧 Property Managers

TIMESCALE
MEDIUM TERM

SEVERITY
MEDIUM SEVERITY

Flat Entrance Door, Flat 24

 **FD30S**



Item
Flat Entrance Door

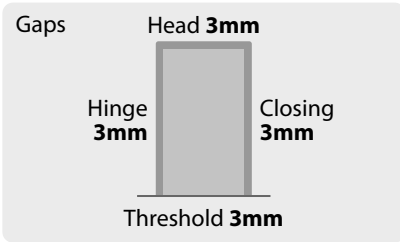
Floor / Flat
First Floor / 24

Fire Rating
FD30S

Intumescent and Smoke Seals
Intumescent, Smoke

Certification
TRADA Q-Mark

Self-Closing Devices
Overhead



Features
Letter Plate, 12mm Door Stops

Glazing Leaf
Georgian Wired Glass

Glazing Sidepanels
None



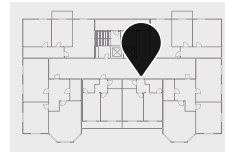
 **Annual Check Attempted But Not Completed**

Occupant declined access.

Flat Entrance Door, Flat 25

FD30S

1 Action



Item
Flat Entrance Door

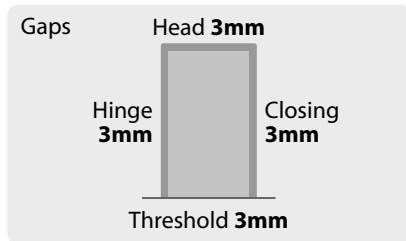
Floor / Flat
First Floor / 25

Fire Rating
FD30S

Intumescent and Smoke Seals
Intumescent, Smoke

Certification
TRADA Q-Mark

Self-Closing Devices
Overhead



Features
Letter Plate, 12mm Door Stops

Glazing Leaf
None

Glazing Sidepanels
None



✓ Annual Check **Completed**

Flat Door Condition

- ✓ The leaf and frame are adequately specified
- ✓ There is no damage significant enough to affect the leaf or frame's fire integrity
- ✓ Gaps between the leaf and the frame are within tolerance
- ✓ Hinges are in good condition with no missing screws
- ✓ Glazing is suitable and free from damage
- ✗ The self-closer operates effectively
- ✓ The leaf closes well into the frame
- ✓ Letterbox is either certified fire resistant and/or made of fire resistant metal material

Adjust the door closer so that the door closes into its latch without slamming.
The door does not latch closed / slams if released from an open position.

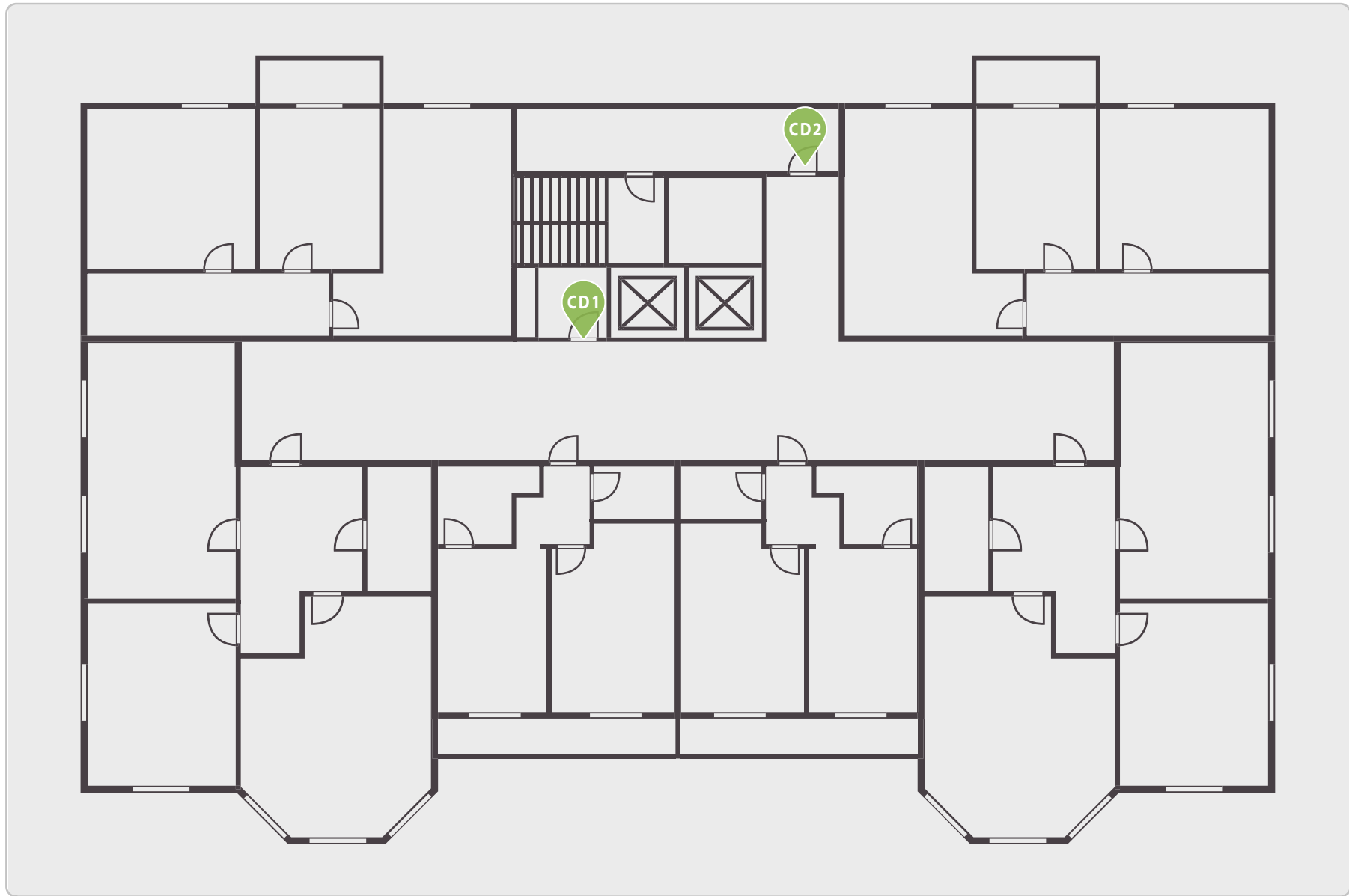
REFERENCE RB-E6FR99
CATEGORY Maintenance: Fire Door Repair
ASSIGNED 🛠️ Repairs

DUE 02/12/2023

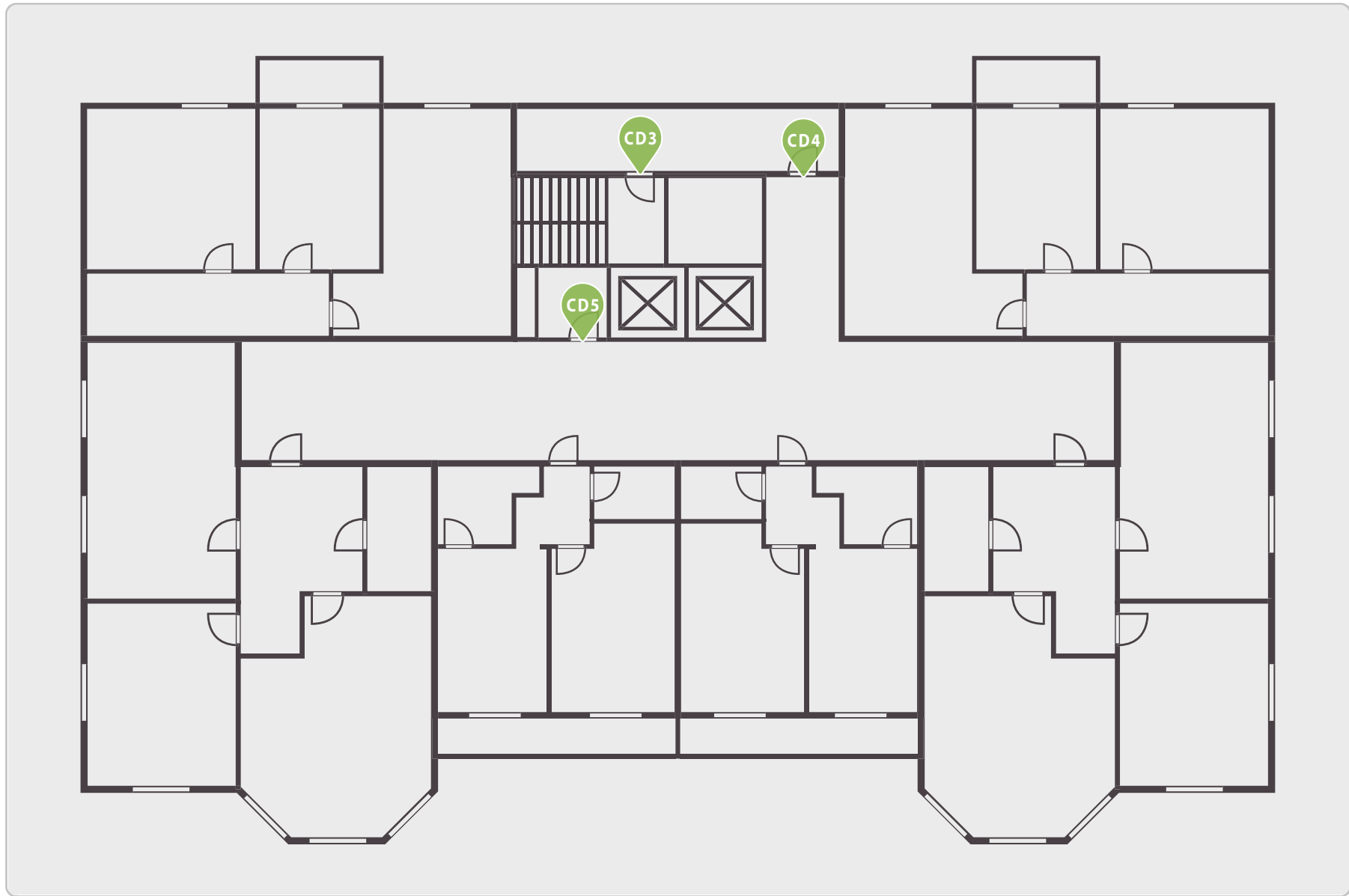
TIMESCALE
SHORT TERM

SEVERITY
MEDIUM SEVERITY

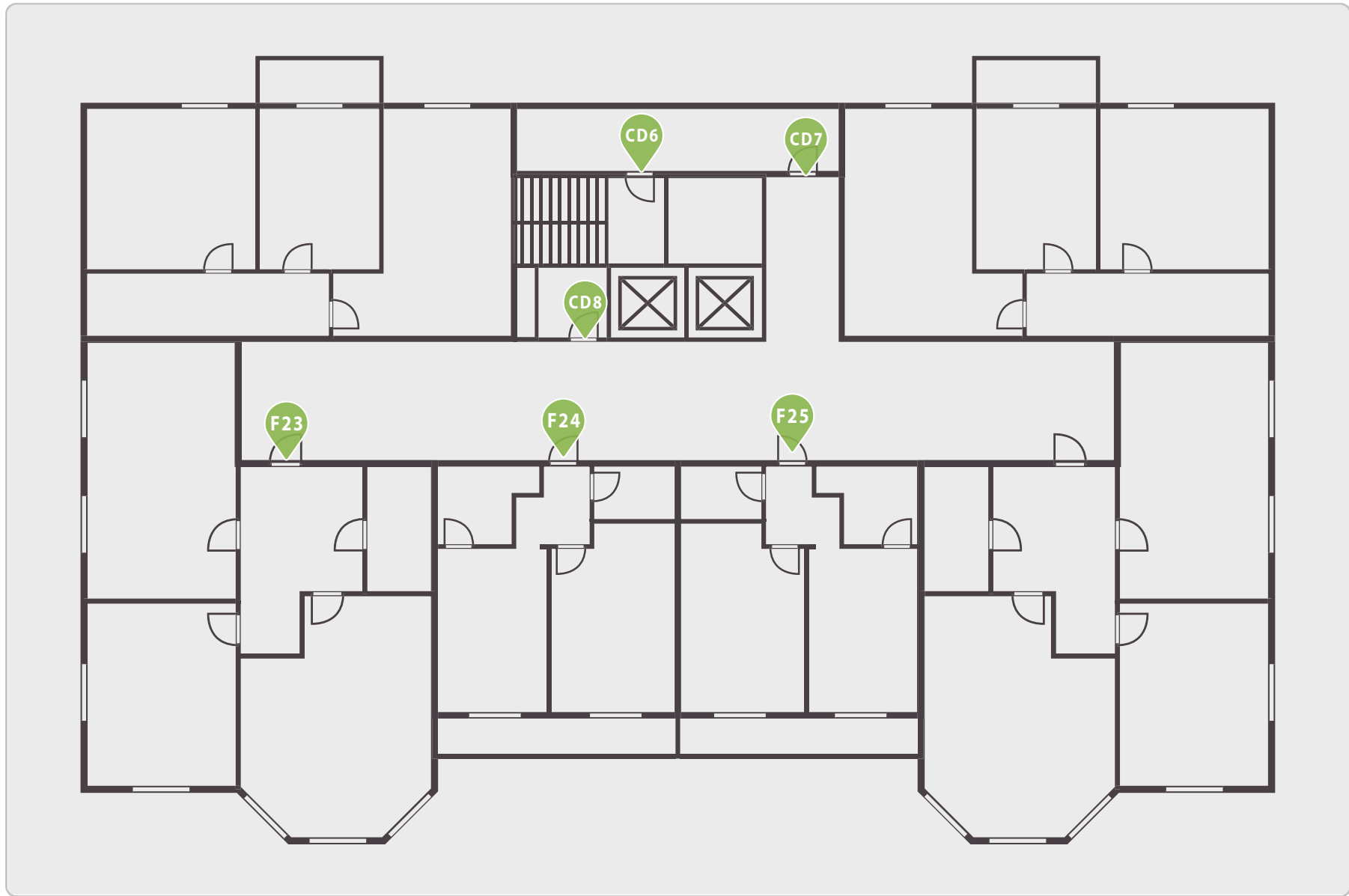
Plan: Basement



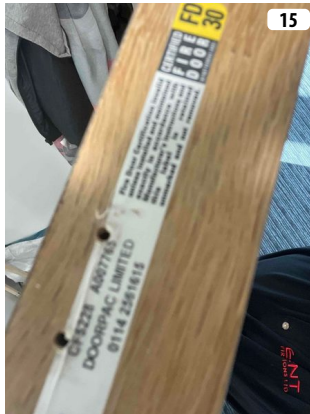
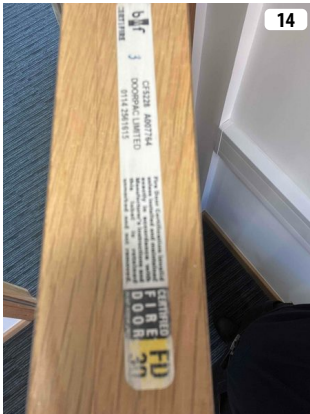
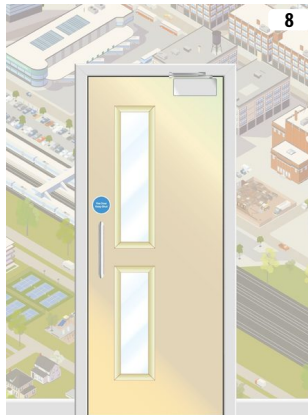
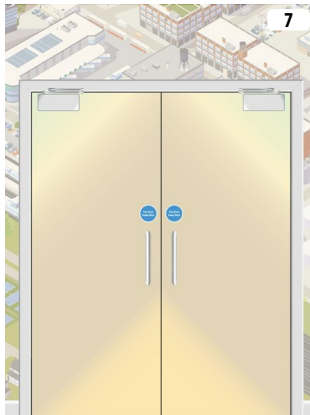
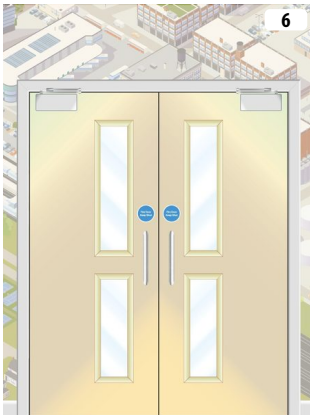
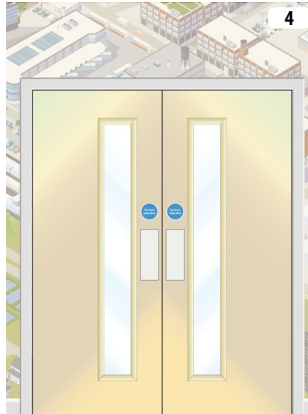
Plan: Ground Floor



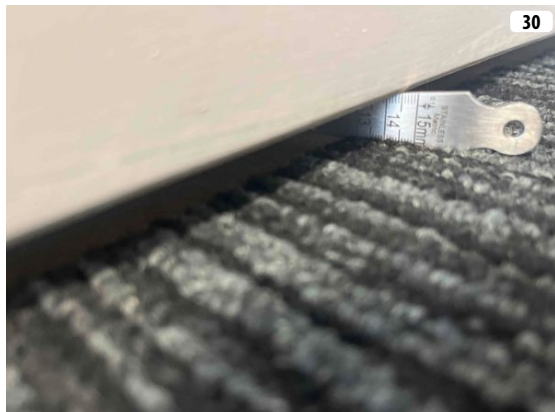
Plan: First Floor



5 PHOTOS



Photos Continued...



Photos Continued...



6 ACTION PLAN

Adjust the door closer so that the door closes into its latch without slamming.
The door does not latch closed / slams if released from an open position.

REFERENCE RB-DUY1SE
SEVERITY Medium Severity
ELEMENT Communal Fire Door CD7

DUE BY / ASSIGNED TO

1 December 2023

COMPLETED ON / BY

Adjust the door/hinges so that it closes flush with its rebate.

When in the closed position, the door doesn't sit flush against the jamb meaning that smoke and fire could pass through it more easily.

REFERENCE RB-TIQ7BC
SEVERITY Medium Severity
ELEMENT Communal Fire Door CD5

DUE BY / ASSIGNED TO

1 December 2023

COMPLETED ON / BY

Adjust the door closer so that the door closes into its latch without slamming.

The door does not latch closed / slams if released from an open position.

REFERENCE RB-E6FR99
SEVERITY Medium Severity
ELEMENT Flat Entrance Door FED3
RELATED ELEMENT Flat F3 (Floor: First)

DUE BY / ASSIGNED TO

2 December 2023

COMPLETED ON / BY

Replace the door with an FD30S-rated fire door set.

The door is not adequately specified.

REFERENCE RB-7V816X
SEVERITY High Severity
ELEMENT Communal Fire Door CD8

DUE BY / ASSIGNED TO

1 February 2024

COMPLETED ON / BY

Confirm glazing meets BS EN fire regulations.

Ensure the integrity of the fire door.

REFERENCE RB-I5442N
SEVERITY Medium Severity
ELEMENT Flat Entrance Door FED1
RELATED ELEMENT Flat F1 (Floor: First)

DUE BY / ASSIGNED TO

2 February 2024

COMPLETED ON / BY

Fit intumescent seals to the door frame.
Seals are damaged or missing in sections of the frame.

REFERENCE RB-YV7M1N
SEVERITY High Severity
ELEMENT Communal Fire Door CD3

DUE BY / ASSIGNED TO
2 February 2024

COMPLETED ON / BY

Replace the door with an FD30S-rated fire door set.
The door is not adequately specified.

REFERENCE RB-MENRAS
SEVERITY High Severity
ELEMENT Communal Fire Door CD2

DUE BY / ASSIGNED TO
2 February 2024

COMPLETED ON / BY

Replace fire door with FD30s fire rated door.
The fire door is damaged beyond repair or is past its useful/serviceable life

REFERENCE RB-59CXRY
SEVERITY Medium Severity
ELEMENT Communal Fire Door CD1 (Location: Corridor)

DUE BY / ASSIGNED TO
2 May 2024

COMPLETED ON / BY