Safety Spectrum London

FIRE DOOR INSPECTION **REPORT**

LOCATION: Flat 3(C), First floor, 35 St. Charles Square, W10 6EN
INSPECTED ON: 12th February 2026
OUR REF:
P.5657668488

Safety Spectrum London

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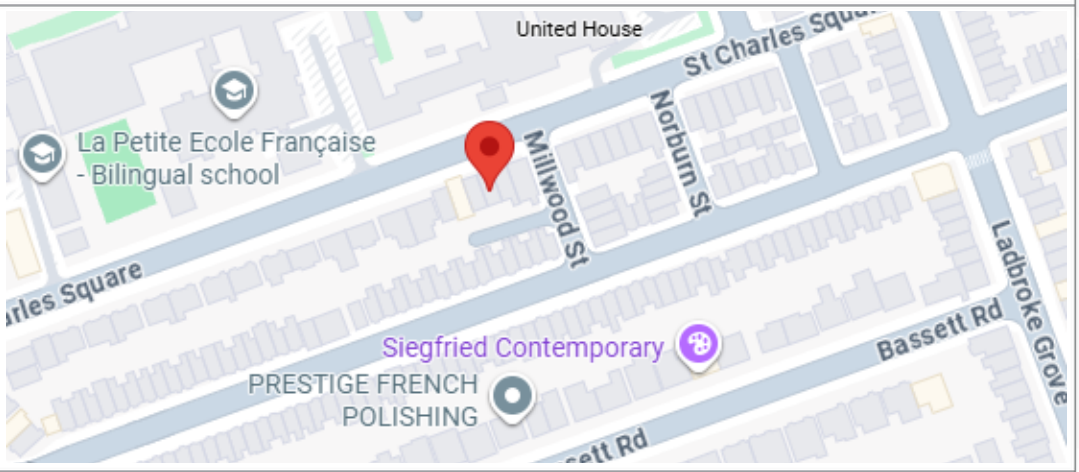
Report Details

Report By	Safety Spectrum London
Client	City Relay
Project Site	P.5657668488
Address	Flat 3(C), First floor, 35 St. Charles Square, W10 6EN
Site Location	
Site Description	Inspection carried out for main flat door.
Inspection Technicians	Muhammad Khokhar
Inspection Dates QC	12 February 2026
Date	12 February 2026

Totals

An overview of the data collected on site, during the survey

Inspected	Passed	Failed
1	1	0

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Sign Off

Quality Control
Muhammad Khokhar
12th February 2026

Introduction

This inspection was performed in compliance with, where applicable, Article 17 of the Regulatory Reform (Fire Safety Order) 2005. It is designed to provide an indication as to whether the door is in a state of readinesss to perform its intended function during a fire. Fire doors should be inspected after any

incidents that may have damaged the door, or upon noticing possible damage, but not less than annually. A signed copy of this report should be maintained and made available to the authority having jurisdiction, insurance representatives, employees, and other interested parties

Executive Summary

Variations to Scope

Allareaswithinscopewereaccesseddur ing the survey

Limited or No Access Areas

These areas could not be fully accessed during survey.

Door Ref	Building / Level / Location	Access / Notes	Photo	Page
all locations and doors were fully accessed				

Recommended Actions

Based on this inspection, the recommended actions are summarised below. Please see **inspection details (p. 0)**for more details

Door Ref	Building/ Level / Location	Remedial Actions	Needs Replacing?	Page
Door 1	Main Flat / 0 / flat main door	*please see inspection details*	No	8

Fire Door Health Check

The fire door inspection findings are summarised below:

Main Flat > Main Flat Door

Door Ref	Overall Status	Door Rating Sufficient?	Door & Frame	Hinges	Gaps	Seals	Closer	Lockset	Glazing	Signage	General Comments	Page
Door 1	Pass	Yes✓	PASS	PASS	PASS	PASS	PASS	PASS	N/A	N/A		8

Inspection Details

See following pages foradditionalphotographsandnotes for inspected items

Main Flat > 0 > Kitchen Door > Door 1

Overall Result	Pass
Door Reference	Door 1
Door Type	FD30
Dimensions (mm)	Door 1: 1972 x 761 x 44 mm
Door / Frame Material	Door:Timber /Frame:Timber
Wall Type	Solid brickwork

Door Gaps	Top: 4mm	Left: 1mm	Right: 3mm	Bottom: 3mm	Meeting: 0mm

Fire Door Rating & Certification

Requirement	Certified / Rating	Sufficient Rating?
FD30	Yes	Yes

Findings & Action Plan

Door & Frame Condition	Pass	Satisfactory condition of Frame. Door is of 44mm in thickness.
Hinges	Pass	Satisfactory. 3 fire rated hinges present.
Gaps	Pass	Gap around the door is acceptable.
Seals	Pass	Intumescent strips and smoke seals in satisfactory condition installed.
Closer	Pass	Overhead door closer present complying with BS standards.
Handle/Latch	Pass	Latch/Handle is fitted in the correct location.
Glazing	N/A	
Signage	N/A	

Closer

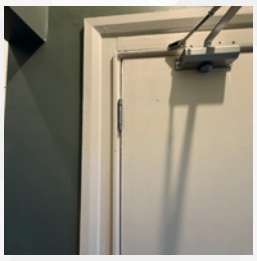
Handle/Latch

Seals

Hinges

Frame

Gaps



Fire Door Specifications

Fire Door Thickness

Fire resisting - means designated to resist the passage of flame and smoke, and provide insulation as defined under the prescribed conditions of test appropriate to such condition in accordance with BS 476-22:1987 or BS EN 1634-1:2008. • 30 Minute fire resisting doors (FD30) - should generally be no less than 44mm in thickness • 60 Minute fire resisting doors (FD60) - should generally be no less than 54mm in thickness

Self-closing Devices

Where self-closing devices are specified - standard overhead units should be used meeting BS EN 1154 (Building hardware - Controlled door closing devices).
Older closers - may be tested to BS 6459-1 and it is recommended these are replaced. The strength and features of the control must be correct for the size and use of the door fitted.

Hinges

Hinges should be tested as part of the overall fire doorset. Where a door assembly requires replacement any replacement hinges should be certified for use in the relevant door assembly configuration (timber/timber, timber/metal, metal/metal etc.). Refer to BS EN 1935:2002 (Building hardware - Single-axis hinges). Where a door is subject to repair as a result of this report, it is recommended the hinges are confirmed to be fitted with intumescent pads as part of the works.

Seals

In addition to intumescent strips, which are standard on most fire doors, cold smoke seals may also be installed/required. In general, all fire doors leading onto means of escape (such as protected corridors, stair-cores and protected lobbies) should be fitted with cold smoke seals. Regular checks should be carried out to ensure cold smoke seals are in good condition and make contact with the door/frame at all points. it may become apparent that doors which are used frequently have damaged seals on a regular basis and should be replaced at the earliest opportunity.

BS 9999 Recommendations for Fire Door Procedures

Frequency	What to do
Daily	Automatic release mechanisms should be test released
Monthly	Doors with hold open devices should be tested by simulating a power failure, a fire detector or fire alarm activation
Three monthly	As daily and monthly above
Six monthly	Check smoke seals are undamaged, there is no structural damage, and gaps in doors are not too small or too large to affect smoke sealing, opening and closing devices are operating correctly
Annually	As all the above

In addition to the table above, carrying out and periodically reviewing a building fire risk assessment will help ensure fire hazards are identified and evaluated, to ensure control measures are suitable. Without proper fire door selection, siting, maintenance and checking, they could become ineffective and a weak link in your building's fire strategy