

7th July 2023

Dear Residents

One Warrington Gardens W9 – Fire Doors

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We are required to inspect the common part fire doors and **individual flat doors** to ensure they are compliant with current legislative standards (Fire Safety Regulations 2022) (Regulation 10 – Fire Doors) and to prevent the spread of fire.

We obtained quotations from specialists' contractors to undertake these inspections and have instructed Capital Maintenance Ltd to inspect each fire door to ascertain what is needed and then to produce a specification of works. It is essential the doors are in good working order and close effectively. There are several checks needed for each door including for fire resistance, the closers working effectively, sufficient hinges to no gaps around the door and the general condition of the door. In relation to flat doors these will also need to be assessed to ensure they are also compliant and that the doors have a minimum fire resistance of at least 30 minutes to prevent fires spreading from within flats to the common areas. We have now agreed with Capital Maintenance Limited to undertake both common doors and flat doors inspections at the same time. The cost of the initial inspections will borne by the service charge.

We will advise each Lessee on the condition of the door and what works are required to make it compliant following the inspection.

Capital Maintenances inspector will be **Paul Smith** who will be undertaking the inspection of the flat doors as follows –

Flats 1 – 20 - Monday 17th July 2023 between 9.00 am to 4.00pm
Flats 21 – 39 - Tuesday 18th July 2023 between 9.00am to 4.00 pm

Each flat door will take around 10-15 minutes each to inspect.

It is essential that all flats are inspected to prevent repeat attendances and further costs. If you are not available due to prior commitments can you please make alternative arrangements with neighbours or friends or alternatively leave a set of keys with the Concierge

For your security the inspector will have Capital Maintenance Limited identification badge. Please understand it is essential that One Warrington Gardens is compliant both for residents' safety and for the Insurance requirements of the building.

Should you have any comments please do not hesitate to me and we take this opportunity for thanking you for your assistance in advance.

Kind Regards

Clive Greenwood

Clive Greenwood, BA Hons AssocRICS MIRPM
HEAD OF PROPERTY MANAGEMENT

