OAKFIELD

Block Management - Fire Door Compliance

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Why Fire Doors Are So Important

Fire doors play a critical role in keeping residents safe. When correctly installed and maintained, they are designed to slow the spread of fire and smoke, protecting escape routes and giving people vital time to evacuate.

Even minor defects can cause a fire door to fail. A door that does not close properly, has excessive gaps, or has been altered may offer little or no protection in a fire.

Legal Background

Fire safety law has been strengthened in recent years, including the:

- **Fire Safety Act 2021**
- **Building Safety Act 2022**
- **Regulatory Reform (Fire Safety) Order 2005**

These laws make it clear that fire doors to flats and communal areas must be safe and compliant. Fire risk assessments must specifically consider the condition and performance of fire doors, and action must be taken where deficiencies are identified.





If Fire Doors Are Found to Be Non-Compliant

Fire door inspections will identify doors within the building that do not meet current fire safety standards.

Many leases state that the flat entrance door is the individual leaseholder's responsibility. However, fire safety legislation places duties on the building's Responsible Person to ensure that fire risks are identified and appropriately managed.

If known fire safety risks are not addressed, the Responsible Person may be legally liable, regardless of lease wording.









Best Practice Approach

To manage fire safety effectively and fairly, best practice is to:

- Address fire door compliance collectively as a block
- Ensure all doors meet the required standard at the same time
- Reduce delays caused by individual arrangements
- Achieve cost savings through bulk works
- Ensure consistent levels of safety throughout the building

A collective approach is widely recognised as the most efficient and effective way to achieve compliance while minimising disruption to residents.



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