

## **Tenants flat entrance door – priorities for self-closer programme**

### **1. Requirement**

That all tenants flat entrance doors be fitted with self-closing devices which cause the door to close fully onto its stops.

### **2. Building Regulation Requirements**

### **3. Priorities**

- 3.1. Blocks over 6 floors levels where flats are accessed from internal lift lobby areas / staircase landings / corridors.
- 3.2 Blocks over 5 floor levels where flats are accessed from internal lift lobby area / staircase landings / corridors.
- 3.3 Blocks over 3 floor levels where flats are accessed from internal lift lobby areas / staircase landings / corridors.
- 3.4 Buildings over 2 floor levels where flats are internally accessed. This will include street properties with ground and 1st floor level internal staircases.
- 3.5 Buildings with more than 1 internally accessed property. This will generally apply to street properties.
- 3.6 Flats accessed from open/external staircases.
- 3.7 Any buildings of 4 floors where flats are accessed from open external walkways/balconies with a single direction of travel.
- 3.8 Any buildings above ground floor level where flats are accessed from open external walkways/balconies with a single direction of travel.
- 3.9 All other buildings where flats accessed from open external walkways/balconies.

### **4. Ongoing efforts to ensure presence & effectiveness of self-closing devices**

As set out in our Fire Safety Policy & Strategy -

- 4.1 As part of works to void properties the self-closer is inspected & upgraded / replaced as necessary
- 4.2 Six-monthly checks on all sheltered dwellings incorporates a check on the self-closer & necessary repair / replacement work will be instigated as required
- 4.3 Monthly inspections of all temporary accommodation units incorporate an inspection of self-closer with repair / replacement instigated as necessary.
- 4.4 An inspection of the self closing device is undertaken before any new occupant moves into a temporary accommodation unit.
- 4.5 An inspection of the self closing device is undertaken on any flat entrance door before any new tenant moves into a dwelling.

- 4.6 When undertaking reviews of the buildings Fire Risk Assessments the working condition of a number of flat entrance doors self closing devices are checked to see that the device works correctly and has not been disconnected.
- 4.7 When internal checks of a building are undertaken as part of the TMOs Health and Safety policy, part of the procedure is to sample flat entrance doors self closing devices to see that they work correctly and have not been disconnected.