

Fire Door Inspections Risk Management

Darryl Mingay, Company Director ETS Health and Safety

Contents

- Fire Safety (England) Regulations 2022
- Hit rates
- Uncontrolled risk rates
- Costs
- Door risk
- Recording actions and completions
- Frequency

Fire Safety (England) Regulations 2022

- 23rd January 2023
- >18m Register and Information Box
- >11m Annual check of Fire Doors
- All Fire safety instructions and information on the importance of fire doors



Standard Replace Door Above 11 **Risk Level Risk Score** Metres Costs • ----Moderate 136 No Yes 0 367 No Yes Moderate 0 367 No Moderate Yes 0 427 No Yes Moderate 0 0 No Yes Moderate 0 0 No Yes Substantial 0 0 No Yes Moderate 0 0 No Yes Moderate 0 0 No Yes Moderate 0

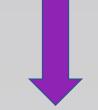
Fire Door Access Rates

Access rates

- Very high but only when low numbers of properties
- Average 63%, over 4,000 flat doors
- Lowest 37%
- 6 and 9 floors worst, 7 floors best....retired/elderly/concierge
- Best endeavour
- Even some common area doors are inaccessible

Uncontrolled risk rates

- 75% of all doors (over 9,000) inspected have uncontrolled risks
- Electrical Distribution Rooms 61%
- Communal Doors 66%
- Flat doors 81% with highest average number of 2.1/door
- Hundred's of properties inspected, virtually all have uncontrolled risks



Standard Costs	Replace Door	Above 11 Metres	Risk Level	Risk Score
-	-	•	_	-
136	No	Yes	Moderate	0
367	No	Yes	Moderate	0
367	No	Yes	Moderate	0
427	No	Yes	Moderate	0
0	No	Yes	Moderate	0
0	No	Yes	Substantial	0
0	No	Yes	Moderate	0
0	No	Yes	Moderate	0
0	No	Yes	Moderate	0

Door Risk?

- Moderate
- Substantial
- Intolerable
- Can the overall risk of an individual door be stratified?
- Corridor door leading to the stairs on the third floor of six
 vs
- Cleaner cupboard door in the basement with two further fire doors prior to the main means of escape



Standard Costs	Replace Door	Above 11 Metres	Risk Level	Risk Score
[• •	· · · · · · · · · · · · · · · · · · ·		•
136	No	Yes	Moderate	0
367	No	Yes	Moderate	0
367	No	Yes	Moderate	0
427	No	Yes	Moderate	0
0	No	Yes	Moderate	0
0	No	Yes	Substantial	0
0	No	Yes	Moderate	0
0	No	Yes	Moderate	0
0	No	Yes	Moderate	0

Technology

- Data and its Storage
- Identifiers
- Locators
- Apps
- Portals



Any Questions?