

# DOOR SURVEY



## Regency Square

**35/36 Regency Square, Brighton, East Sussex,  
BN1 2FJ**

VALID BETWEEN 06/09/2022 - 06/09/2023

ASSESSED BY Jhon Ocampo DipFD  
ASSESSED ON 06/09/2022

APPROVED ON 14/09/2022

ASSESSMENT REF. RB-28DNM6

VERSION 1



# 1 SUMMARY

## Door Survey

### ASSESSMENT AND CERTIFICATE REFERENCE

RB-28DNM6

### ASSESSED BY, ON

Jhon Ocampo DipFD (Fire Door Inspector), 06/09/2022  
FDIS Diploma

### APPROVED / VALIDATED ON

14/09/2022

### START DATE — RECOMMENDED REVIEW DATE

06/09/2022 — 06/09/2023

### PRODUCED FOR

HML PM Ltd

### RESPONSIBLE PERSON

George 1V Mansions (Brighton) RTM Co Ltd

### SPECIFICATION CONFORMS TO

Our own internal quality system.

### ASSESSMENT SCOPE

Assessment applies only to the building specified.

## Assessed Property

### PROPERTY NAME

Regency Square

### PROPERTY REFERENCE

RB-FJ96QB

### ADDRESS

35/36 Regency Square  
Brighton  
East Sussex  
BN1 2FJ

### ASSESSING / ACCREDITED ORGANISATION

B-Hive Property Solutions



## Assessor Remarks

35/36 Regency Square a 1989 converted property. Consisting of 17 units over 6 storeys. Out of the 17 flat doors only 6 were surveyed. 11 doors did not answer the door.

All flat doors surveyed had similar defects: door gaps needs to be adjusted, screws needs to be renewed, hinges needs to be replaced with FR-hinges, locks needs to be replaced with intumescent lock, closer needs to be replaced and some doors needs to be replaced with an FD30 door set. Additional individual defects were found on some of the doors as per survey.

Service cupboard door had the following defects: door gaps needs adjustments and lock needs to be replaced with intumescent lock.

A revisit is advised to complete survey on the remaining doors.

A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with an FD30s door set in that particular case.



## 2 FIRE DOORS

DOOR	DATE	OUTCOME
Back patio door	06/09/2022	Survey Not Required
Cupboard door by flat 6	06/09/2022	Not Accessed
Flat 17 balcony door	06/09/2022	Survey Not Required
Lift motor room door	06/09/2022	Defects Found
Lobby door	06/09/2022	Defects Found
Lobby door	06/09/2022	No Defects Found
Lobby door	06/09/2022	Defects Found
Lobby door	06/09/2022	Defects Found
Lobby door	06/09/2022	Defects Found
Lobby door to stairs	06/09/2022	Defects Found
Main entrance door	06/09/2022	Survey Not Required
Main lobby door	06/09/2022	Defects Found
Small cupboard door	06/09/2022	Not Accessed

# Back patio door

 LG

 06/09/2022

SURVEY NOT REQUIRED

## COMMENTS

Not included in the survey as it doesn't need to be a fire door



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

## Cupboard door by flat 6

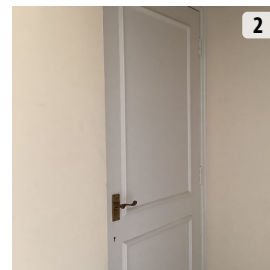


06/09/2022

NOT ACCESSED

### COMMENTS

No keys was provided for this door



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## Flat 17 balcony door



06/09/2022

SURVEY NOT REQUIRED

### COMMENTS

Not included in the survey as it doesn't need to be a fire door



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## Lift motor room door

4

06/09/2022

DEFECTS FOUND

### SPECIFICATION

TYPE	Notional
THICKNESS	53mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Overhead
GLAZING	None
HINGES	Fire Rated
DOOR FURNISHINGS	Non-Fire/Smoke Resistant Lock
FRAME & SURROUND	Adequate
SIGNAGE	Present
GAPS	Top: 0mm, Hinge-side: 4.5mm, Lockset-side: 4.8mm, Threshold: 29+mm



### DEFECTS

Adjust door gaps. Replace with intumescent lock



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.





## Lobby door



06/09/2022

DEFECTS FOUND

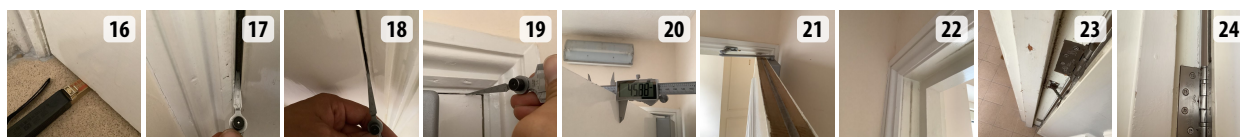
### SPECIFICATION

TYPE	Notional
THICKNESS	45.8mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Overhead
GLAZING	None
HINGES	Fire Rated
FRAME & SURROUND	Adequate
SIGNAGE	Missing
GAPS	Top: 0mm, Hinge-side: 2mm, Lockset-side: 5.5mm, Threshold: 12mm



### DEFECTS

Adjust door gaps. Install FDKS sign



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

# Lobby door



06/09/2022


## SPECIFICATION


TYPE	Notional
THICKNESS	45.5mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Overhead
GLAZING	None
HINGES	Fire Rated
FRAME & SURROUND	Adequate
SIGNAGE	Present
GAPS	Top: 2mm, Hinge-side: 2mm, Lockset-side: 3mm, Threshold: 6mm




A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

# Lobby door

 3

 06/09/2022

 DEFECTS FOUND

## SPECIFICATION

TYPE	Notional
THICKNESS	44.9mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Overhead
GLAZING	None
HINGES	Fire Rated
FRAME & SURROUND	Adequate
SIGNAGE	Present
GAPS	Top: 1.5mm, Hinge-side: 1.8mm, Lockset-side: 3mm, Threshold: 12mm




## DEFECTS

Adjust door gaps




A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

# Lobby door

 2

 06/09/2022

 DEFECTS FOUND

## SPECIFICATION

TYPE	Notional
THICKNESS	45.3mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Overhead
GLAZING	None
HINGES	Fire Rated
FRAME & SURROUND	Adequate
SIGNAGE	Present
GAPS	Top: 4.5mm, Hinge-side: 4mm, Lockset-side: 2.8mm, Threshold: 11mm



## DEFECTS

Adjust door gaps



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

## Lobby door



06/09/2022

DEFECTS FOUND

### SPECIFICATION

TYPE	Not-rated
THICKNESS	43.4mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Overhead
GLAZING	None
HINGES	Fire Rated
FRAME & SURROUND	Adequate
SIGNAGE	Present
GAPS	Top: 2mm, Hinge-side: 1.5mm, Lockset-side: 5mm, Threshold: 7mm

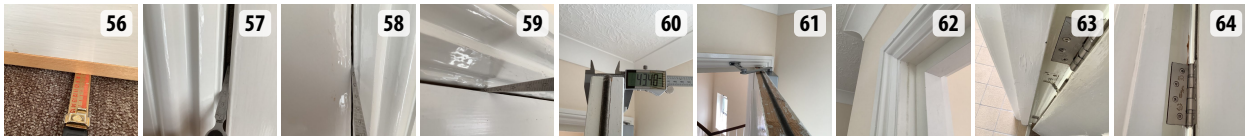


### DEFECTS

Adjust door gaps. Replace with FD30s doorset

### COMMENTS

Door needs to be replaced with FD30 door set as it's below 44mm



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

# Lobby door to stairs

## SPECIFICATION

TYPE	Notional
THICKNESS	45.2mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Overhead
GLAZING	None
HINGES	Fire Rated
FRAME & SURROUND	Adequate
SIGNAGE	Present
GAPS	Top: 1mm, Hinge-side: 0mm, Lockset-side: 0mm, Threshold: 7mm



## DEFECTS

Adjust door gaps



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

# Main entrance door



06/09/2022

SURVEY NOT REQUIRED

## COMMENTS

Not included in the survey as it doesn't need to be a fire door



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## Main lobby door



06/09/2022

DEFECTS FOUND

### SPECIFICATION

TYPE	Not-rated
THICKNESS	34.9mm
STRIPS & SEALS	None
CLOSER	Overhead
GLAZING	Not Rated
HINGES	Hinges Missing, Non-rated
FRAME & SURROUND	Adequate
SIGNAGE	Missing
GAPS	Top: 4.8mm, Hinge-side: 1mm, Lockset-side: 0mm, Threshold: 29mm



### DEFECTS

Adjust door gaps. Install additional fire-rated hinge. Install FDKS sign. Install intumescent strips and cold smoke seals. Replace hinges with 3nr fire-rated hinges. Replace with FD30s doorset

### COMMENTS

Door needs to be replaced with FD30 door set as it's below 44mm

A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.





## Small cupboard door



06/09/2022

NOT ACCESSED

### COMMENTS

Door is jammed, not able to open



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### 3 FLAT DOORS

DOOR	DATE	OUTCOME
Flat 1	06/09/2022	Defects Found
Flat 2	06/09/2022	Survey Not Required
Flat 3	06/09/2022	Not Accessed – Tenant Didn't Answer
Flat 4	06/09/2022	Defects Found
Flat 5	06/09/2022	Not Accessed – Tenant Didn't Answer
Flat 6	06/09/2022	Not Accessed – Tenant Didn't Answer
Flat 7	06/09/2022	Not Accessed – Tenant Didn't Answer
Flat 8	06/09/2022	Not Accessed – Tenant Didn't Answer
Flat 9	06/09/2022	Not Accessed – Tenant Didn't Answer
Flat 10	06/09/2022	Defects Found
Flat 11	06/09/2022	Defects Found
Flat 12	06/09/2022	Defects Found
Flat 13	06/09/2022	Not Accessed – Tenant Didn't Answer
Flat 14	06/09/2022	Not Accessed – Tenant Didn't Answer
Flat 15	06/09/2022	Not Accessed – Tenant Didn't Answer
Flat 16	06/09/2022	Not Accessed – Tenant Didn't Answer
Flat 17	06/09/2022	Defects Found

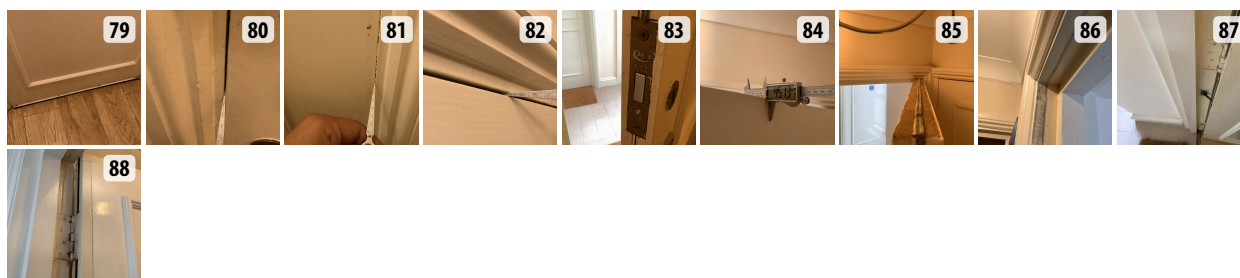
## SPECIFICATION

TYPE	Notional
THICKNESS	45.1mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Single Chain Perko
GLAZING	None
HINGES	Non-rated
DOOR FURNISHINGS	Fire/Smoke Resistant Lock
FRAME & SURROUND	Adequate
SIGNAGE	Not Required
GAPS	Top: 2mm, Hinge-side: 0mm, Lockset-side: 1mm, Threshold: Threshold brush fitted not able to measure threshold gap



## DEFECTS

Adjust door gaps. Replace hinges with 3nr fire-rated hinges



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

## Flat 2



06/09/2022

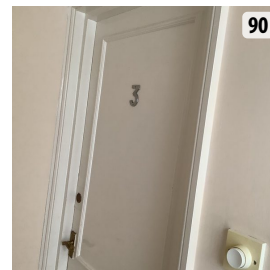
SURVEY NOT REQUIRED

### COMMENTS

Not included in the survey as it's an external door



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A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

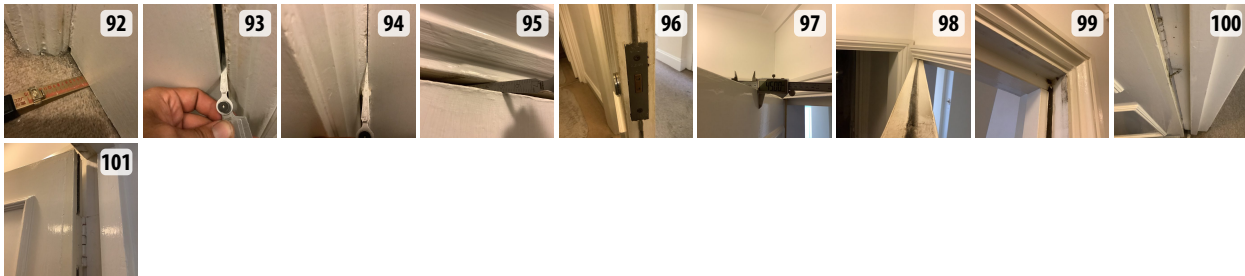
## SPECIFICATION

TYPE	Notional
THICKNESS	45mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Single Chain Perko
GLAZING	None
HINGES	Non-rated
DOOR FURNISHINGS	Non-Fire/Smoke Resistant Lock, Fire/Smoke Resistant Peep Hole
FRAME & SURROUND	Adequate
SIGNAGE	Not Required
GAPS	Top: 4.5mm, Hinge-side: 0mm, Lockset-side: 5mm, Threshold: 1.5mm



## DEFECTS

Adjust door gaps. Replace hinges with 3nr fire-rated hinges. Replace self-closer. Replace with intumescent lock



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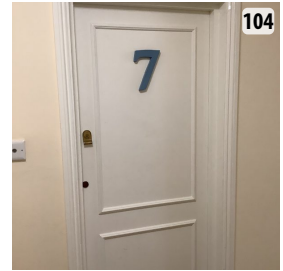


## Flat 7



06/09/2022

NOT ACCESSED – TENANT DIDN'T ANSWER



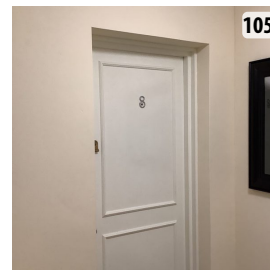
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## Flat 8



06/09/2022

NOT ACCESSED – TENANT DIDN'T ANSWER



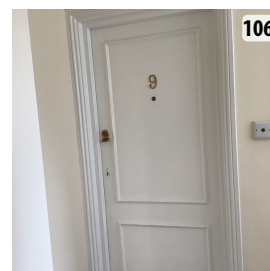
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## Flat 9



06/09/2022

NOT ACCESSED – TENANT DIDN'T ANSWER



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## Flat 10



06/09/2022

DEFECTS FOUND

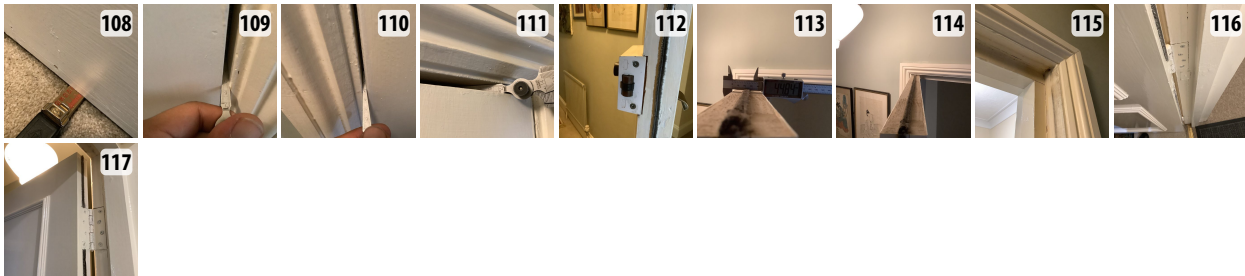
### SPECIFICATION

TYPE	Notional
THICKNESS	44.8mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Single Chain Perko
GLAZING	None
HINGES	Non-rated
DOOR FURNISHINGS	Non-Fire/Smoke Resistant Lock, Fire/Smoke Resistant Peep Hole
FRAME & SURROUND	Adequate
SIGNAGE	Not Required
GAPS	Top: 7mm, Hinge-side: 3mm, Lockset-side: 5.5mm, Threshold: 11mm



### DEFECTS

Adjust door gaps. Replace hinges with 3nr fire-rated hinges. Replace self-closer. Replace with intumescent lock



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

## SPECIFICATION

TYPE	Not-rated
THICKNESS	43.6mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Single Chain Perko
GLAZING	None
HINGES	Non-rated
DOOR FURNISHINGS	Non-Fire/Smoke Resistant Lock, Fire/Smoke Resistant Peep Hole
FRAME & SURROUND	Adequate
SIGNAGE	Not Required
GAPS	Top: 7mm, Hinge-side: 0mm, Lockset-side: 5mm, Threshold: Threshold brush fitted not able to measure threshold gap

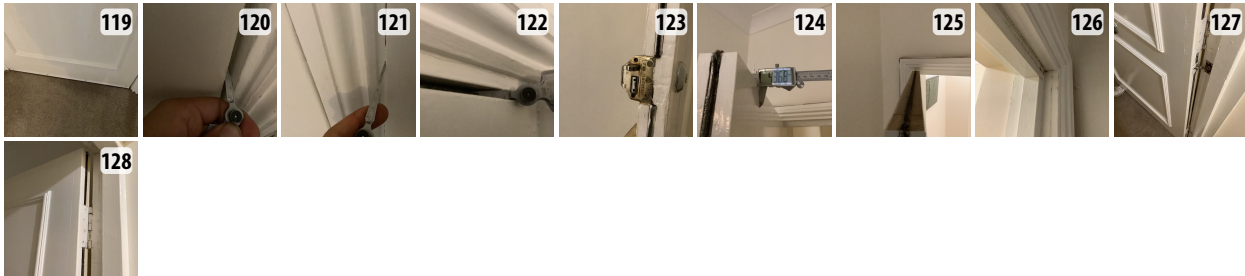


## DEFECTS

Adjust door gaps. Replace hinges with 3nr fire-rated hinges. Replace with FD30s doorset. Replace with intumescent lock. Door touches carpet when closing

## COMMENTS

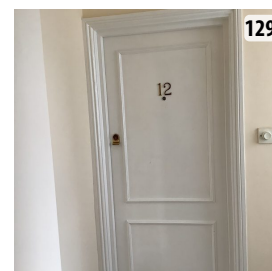
Door needs to be replaced with FD30 door set as it's below 44mm



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

## SPECIFICATION

TYPE	Not-rated
THICKNESS	42.7mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Single Chain Perko
GLAZING	None
HINGES	Non-rated
DOOR FURNISHINGS	Non-Fire/Smoke Resistant Lock, Fire/Smoke Resistant Peep Hole
FRAME & SURROUND	Adequate
SIGNAGE	Not Required
GAPS	Top: 5mm, Hinge-side: 0mm, Lockset-side: 5mm, Threshold: 8mm



## DEFECTS

Adjust door gaps. Replace hinges with 3nr fire-rated hinges. Replace self-closer. Replace with FD30s doorset. Replace with intumescent lock

## COMMENTS

Door needs to be replaced with FD30 door set as it's below 44mm



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

## Flat 13



06/09/2022

NOT ACCESSED – TENANT DIDN'T ANSWER



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

## Flat 14



06/09/2022

NOT ACCESSED – TENANT DIDN'T ANSWER



A certified fire door installer should be consulted to ascertain viability and cost of remedial works in each individual case and the works planned accordingly, as soon as possible. All recommendations for works within this report have been considered in line with BM TRADA Q-Mark Fire Door Maintenance Scheme and associated guidance documents. Reference to these documents is advised to ensure that works carried out are to the appropriate standard and proportionate with the noted defects. If the door installer is unable to adjust the defects highlighted in an individual survey, then the door will have to be replaced with a fire door set of adequate level fire resistance.

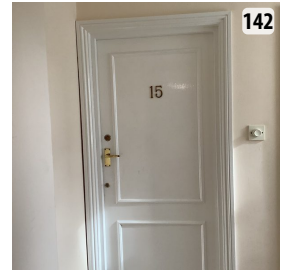


## Flat 15



06/09/2022

NOT ACCESSED – TENANT DIDN'T ANSWER



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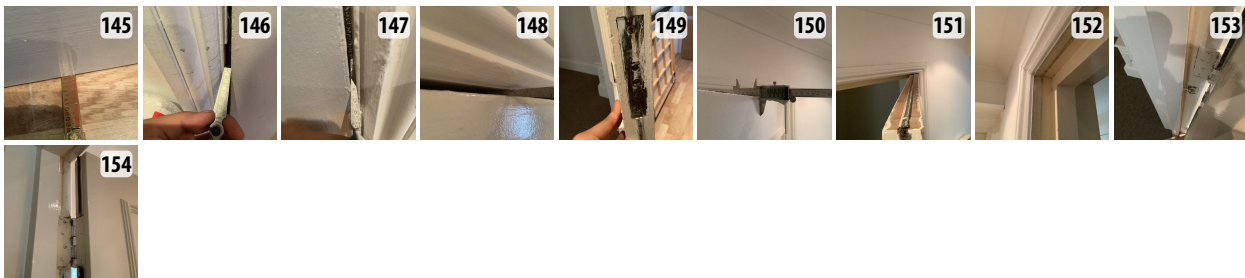
## SPECIFICATION

TYPE	Notional
THICKNESS	44.4mm
STRIPS & SEALS	Intumescent & Smoke
CLOSER	Single Chain Perko
GLAZING	None
HINGES	Screws Missing, Non-rated
DOOR FURNISHINGS	Fire/Smoke Resistant Lock, Fire/Smoke Resistant Peep Hole
FRAME & SURROUND	Adequate
SIGNAGE	Not Required
GAPS	Top: 3.8mm, Hinge-side: 4mm, Lockset-side: 8mm, Threshold: 2.5mm



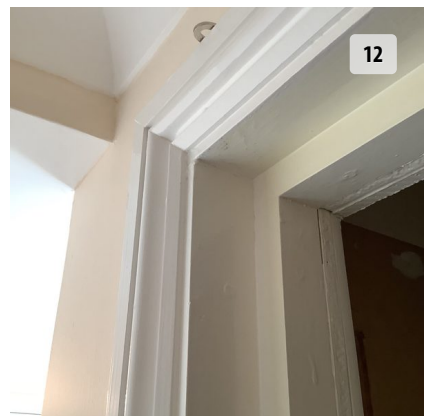
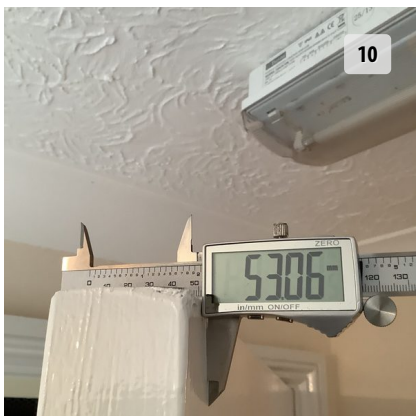
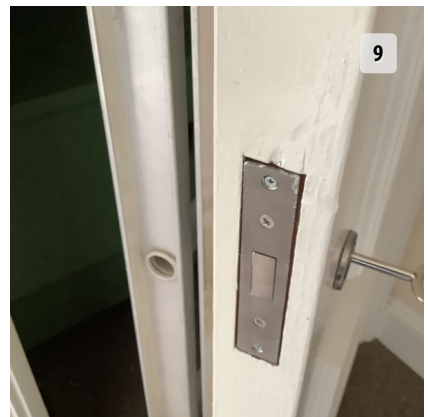
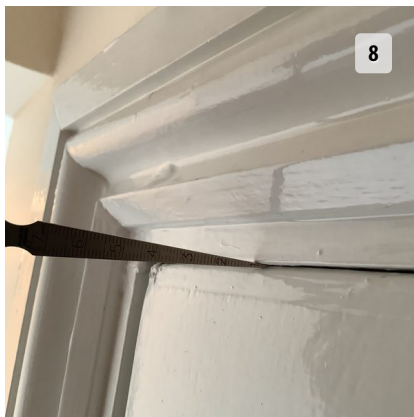
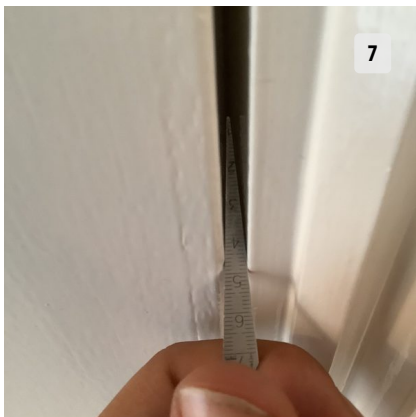
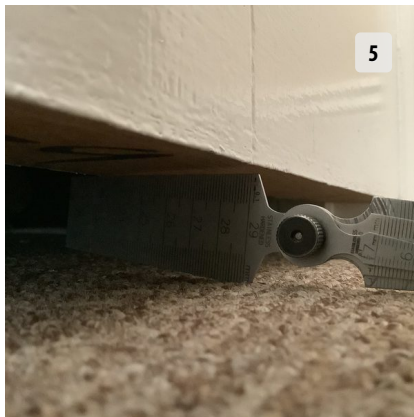
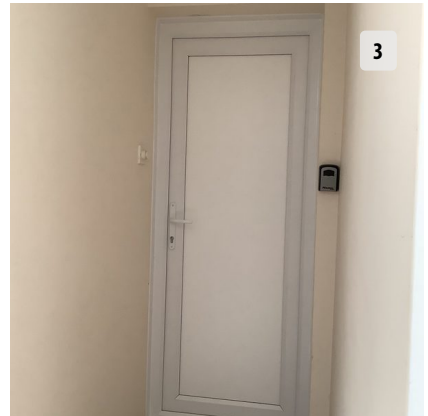
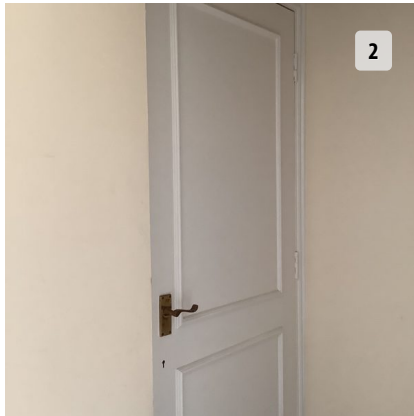
## DEFECTS

Adjust door gaps. Renew hinge screws. Replace hinges with 3nr fire-rated hinges. Replace self-closer

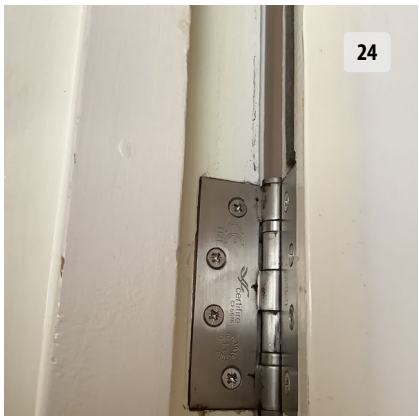
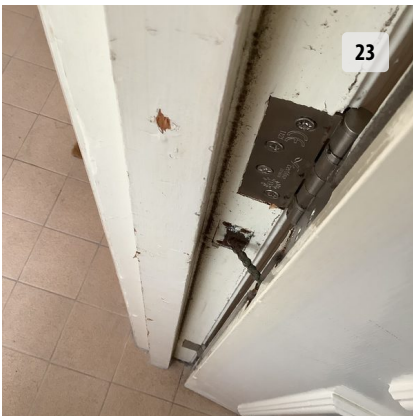
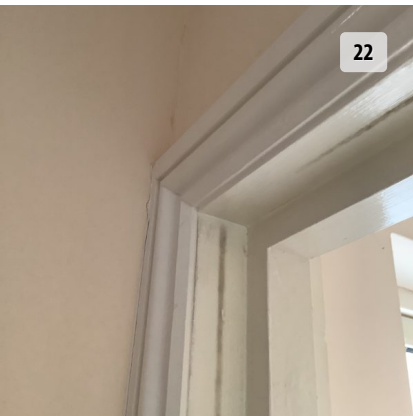
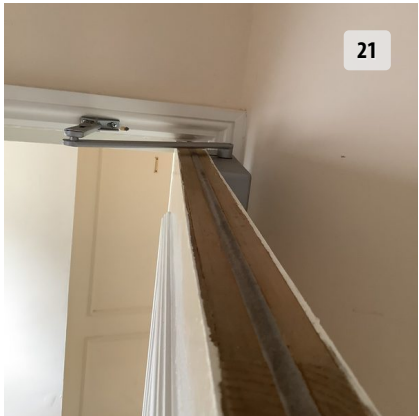
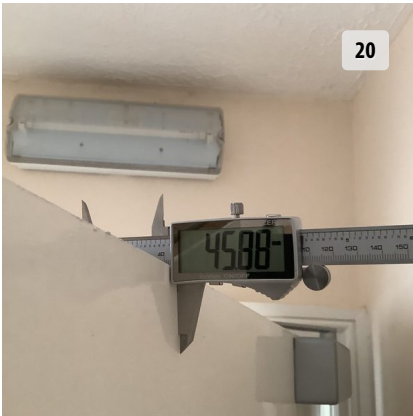
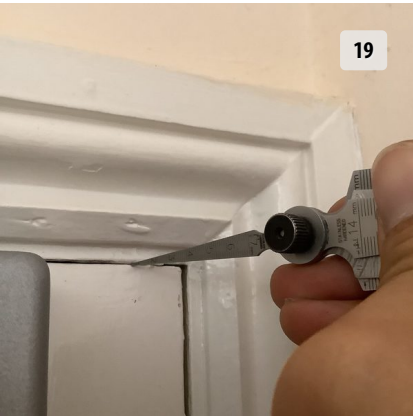
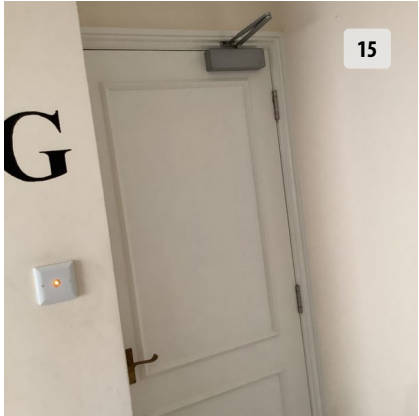


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## 4 PHOTOS

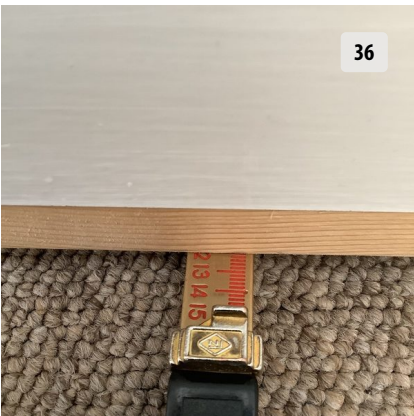
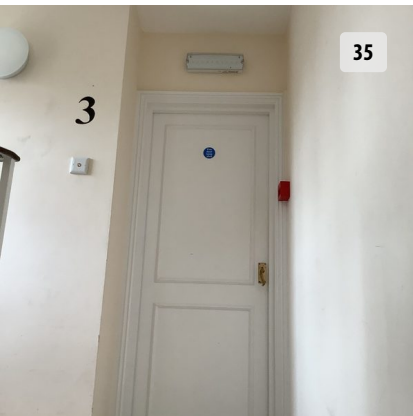
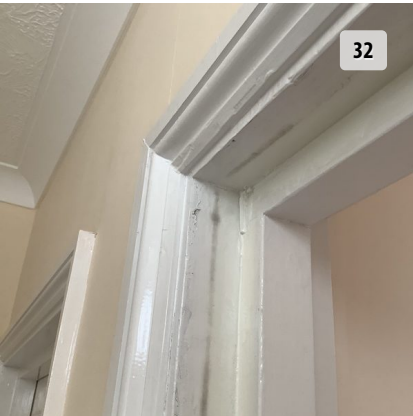


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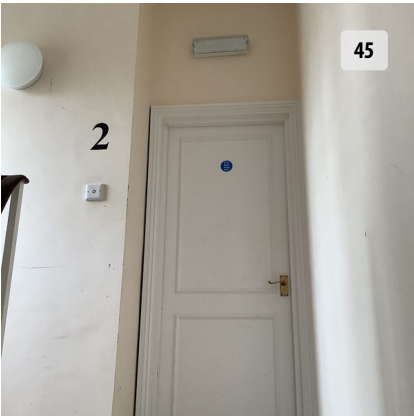
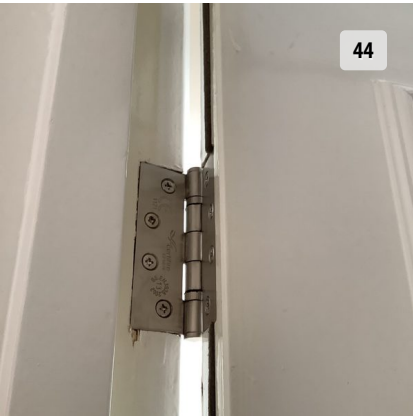
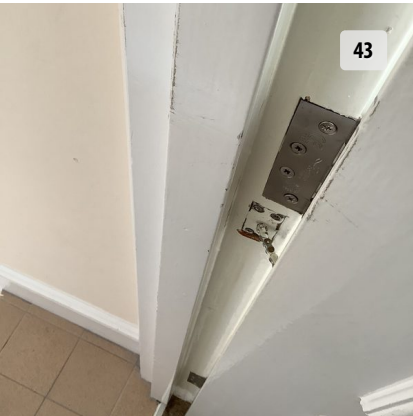
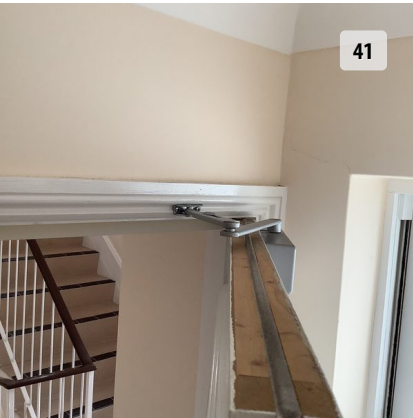




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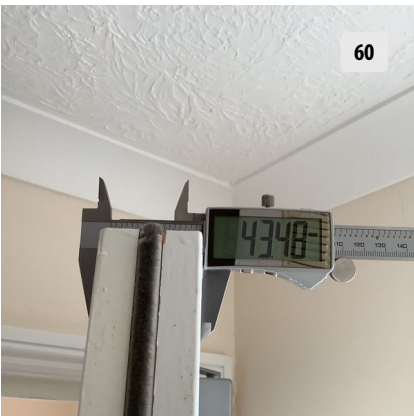
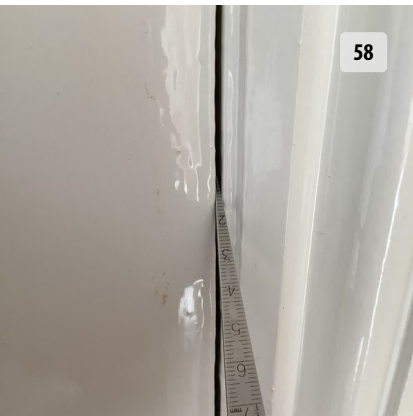
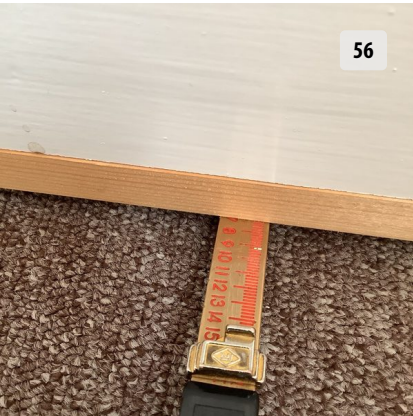


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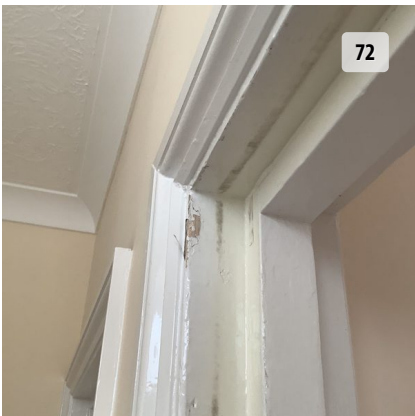
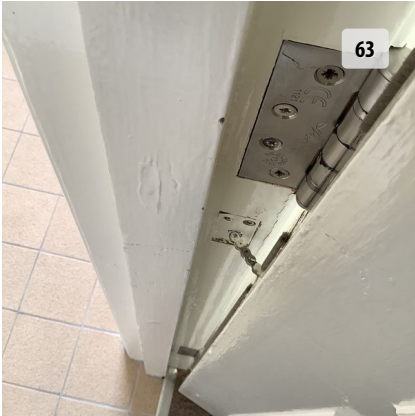
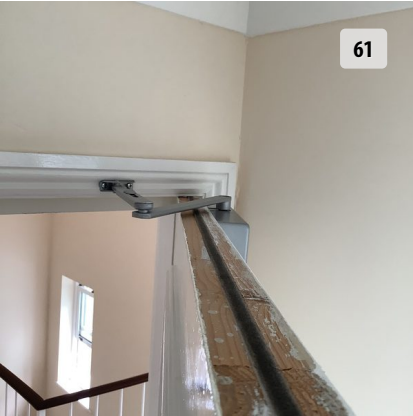


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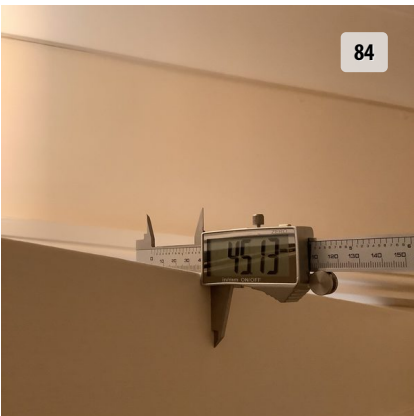
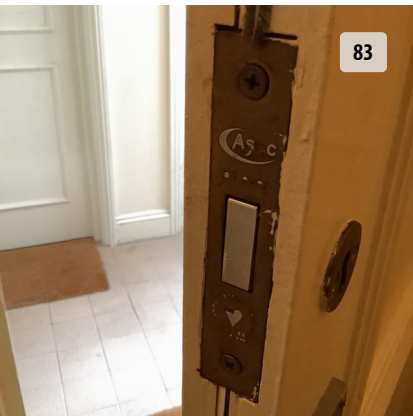
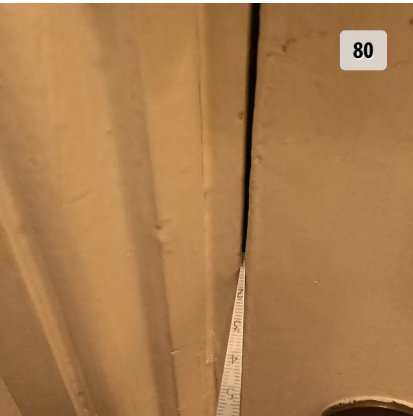
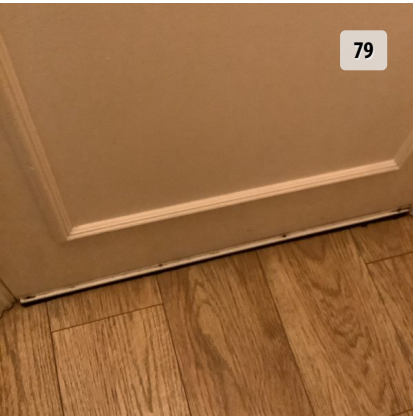




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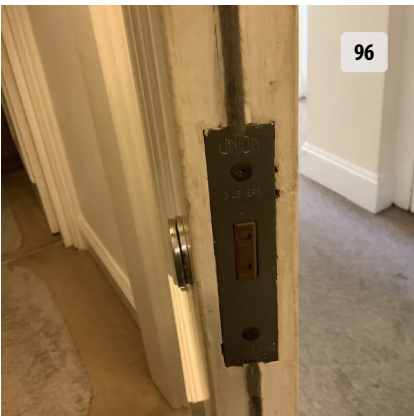
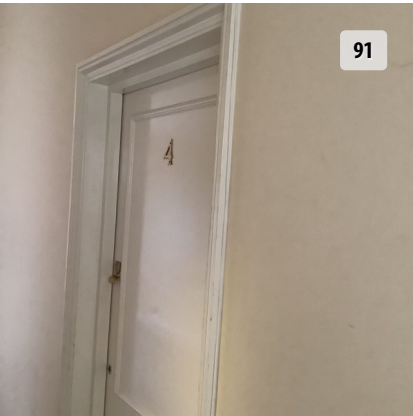
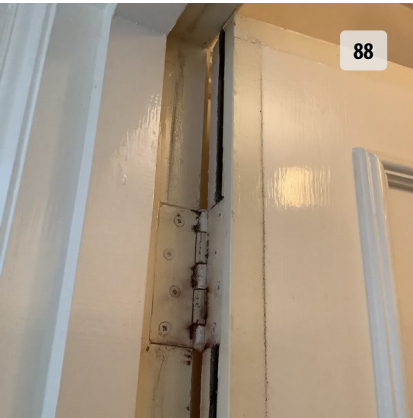


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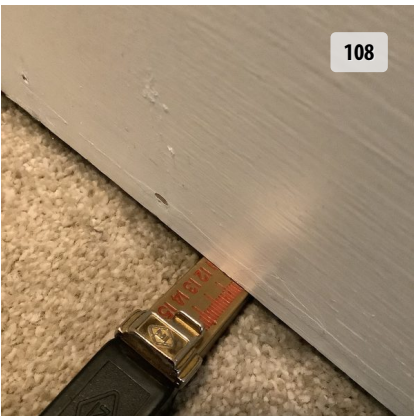
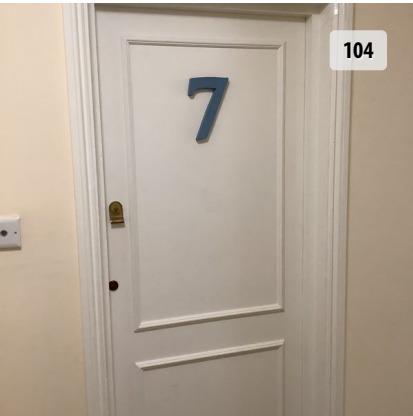




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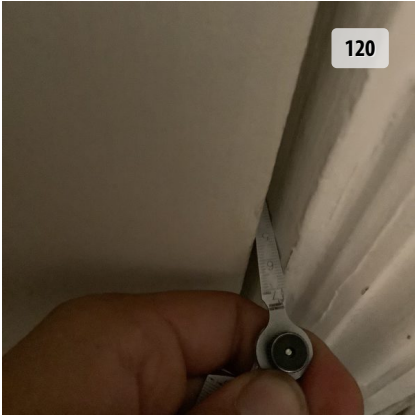
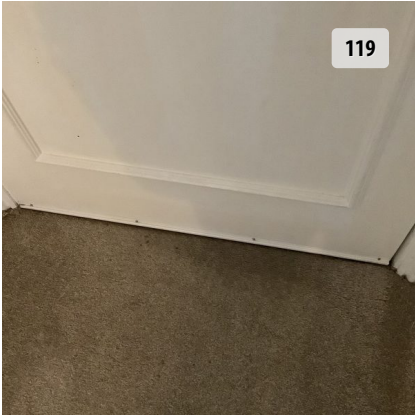
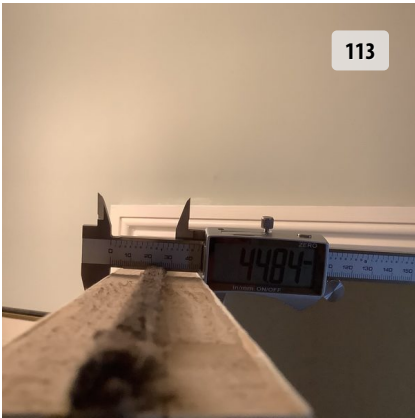
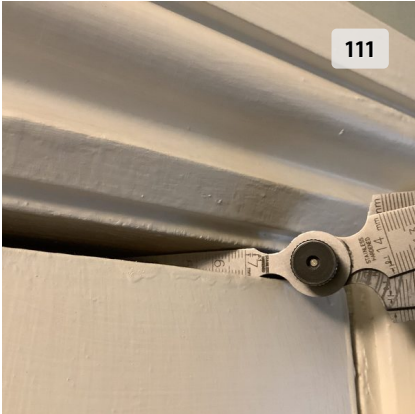
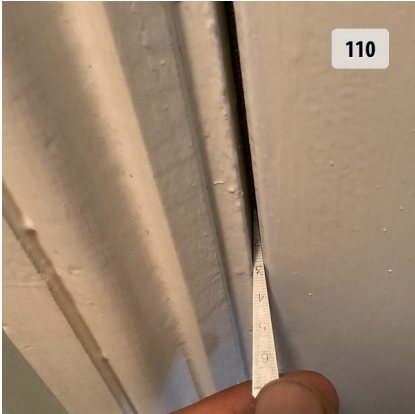


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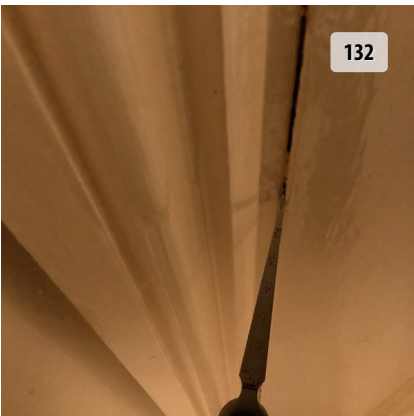
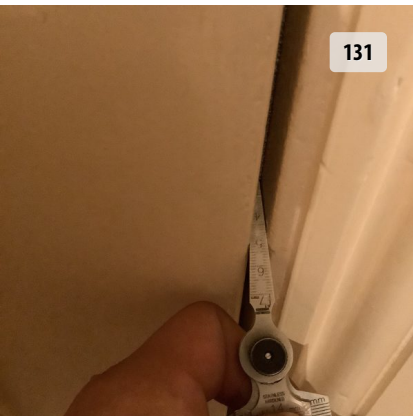
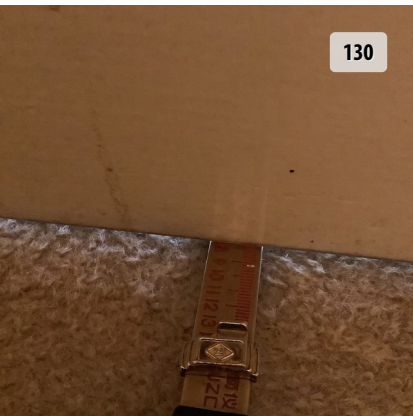
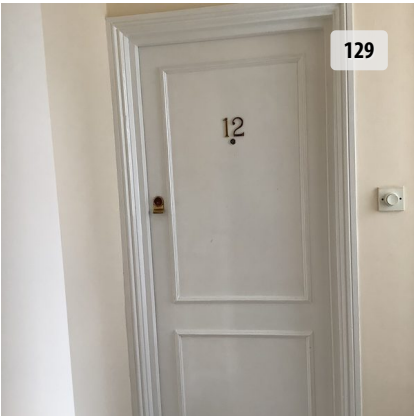
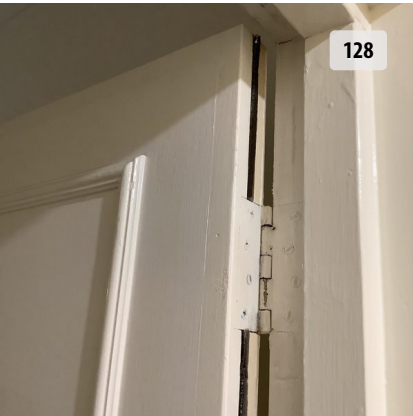
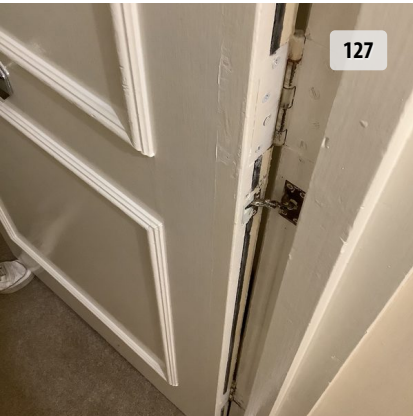
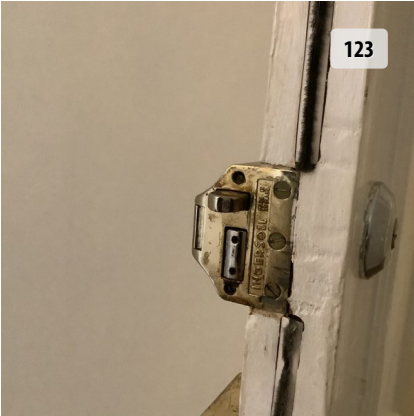




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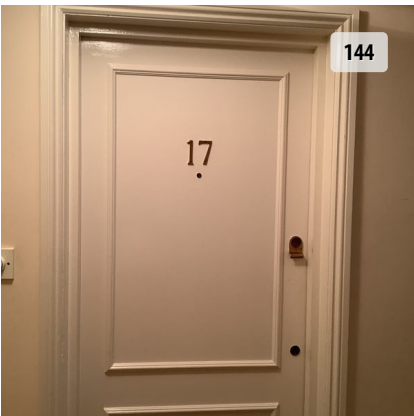
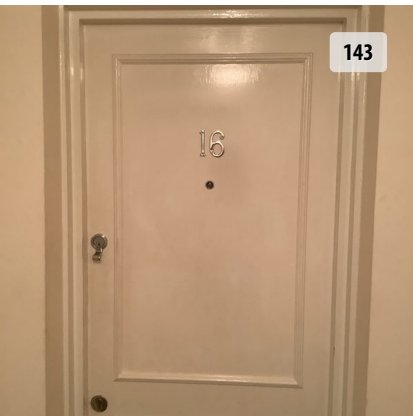
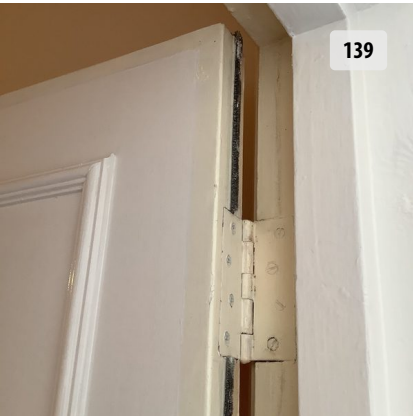
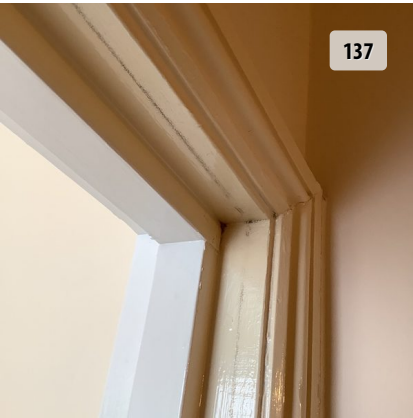


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# 5 REGULATIONS AND APPROVED GUIDELINES

When carrying out a Health and Safety and Fire Risk Assessment the following guides and regulations are referred to:

- Commonhold and Leasehold Reform Act 2002.
- Construction (Design and Management) Regulations 2015.
- Manual Handling Operations Regulations 1992.
- Personal Protective Equipment Regulations 2002.
- The Building Regulations 2010.
- The Confined Spaces Regulations 1997.
- The Control of Asbestos Regulations 2012.
- The Control of Noise at Work Regulations 2005.
- The Control of Substances Hazardous to Health Regulations 2002.
- The Dangerous Substances and Explosive Atmospheres Regulations 2002.
- The Disability Discrimination Act 1995.
- The Electricity at Work Regulations 1989.
- The Employers Liability (Compulsory Insurance) Regulations 1998.
- The Equality Act 2010.
- The Fire & Rescue Services Act 2004.
- The Furniture & Furnishings (Fire) (Safety) Regulations 1988.
- The Gas Safety (Installation and Use) Regulations 1998.
- The Health & Safety (Consultation with Employees) Regulations 1996.
- The Health & Safety (Display Screen Equipment) Regulations 1992.
- The Health & Safety (First-Aid) Regulations 1981.
- The Health & Safety (Safety Signs and Signals) Regulations 1996.
- The Health and Safety Information for Employees Regulations 1989.
- The Health and Safety at Work etc. Act 1974.
- The Housing Act 2004.
- The Landlord & Tenant Act 1985.
- The Landlord & Tenant Act 1987.
- The Lifting Operations and Lifting Equipment Regulations 1998.
- The Management of Health & Safety at Work Regulations 1999.
- The Occupiers Liability Act 1957.
- The Occupiers Liability Act 1984.
- The Pressure Equipment Regulations 1999.
- The Provision and Use of Work Equipment Regulations 1998.
- The Regulatory Reform (Fire Safety) Order 2005.
- The Reporting of Injuries, Diseases & Dangerous Occurrences 2013.
- The Water Supply (Water Fittings) Regulations 1999.
- The Work at Height Regulations 2005.
- The Workplace (Health, Safety & Welfare) Regulations 1992.

# 6 CAVEATS AND DISCLAIMER

## The Assessment

This document was produced by HML PM Ltd t/as B-Hive Property Solutions. It reflects what the assessor saw when they visited the property.

All H&S and fire risk assessors have the relevant experience and qualifications to assess properties to internationally recognised standards as well as British design benchmarks.

## What Is Inspected?

All accessible communal areas of the property will be subject to a visual, non-invasive inspection where it is safe, unobstructed and within the assessor's line of vision. Where an area we would like to inspect is inaccessible (for example it may be too high or behind a locked door) or where destructive inspection is required (for example because it is behind or in a finished surface such as a wall), we will state this.

It is unusual for anything outside of the communal area to be inspected, specifically, the internal parts of flats, offices and commercial units are not inspected unless otherwise stated.

We will make note of services or equipment that are clearly faulty, but the lack of any such observation should not be construed as confirmation that any services are in effective or working order.

## Additional Information for Fire Door Inspections

Where we carry out fire door inspections, all reasonable attempts will be made to check every communal fire door and every flat front door. We will contact residents prior to the inspection and we will try to access every flat front door whether they have responded to our contact or not. Where we are unable to inspect a door fully, we will not this within the report as 'Not Inspected'. If we are asked to re-inspect this would be done at an additional cost.

For clarification, door inspections do not include the removal of ironmongery (for example, door furniture, locks or hinges). As with other inspections it is a visual and non-destructive only inspection.

## Fire Strategy and Evacuation

Where a recommendation on the building fire strategy or evacuation type is made, they are based on the assessor's understanding of the building and how it is used. In residential buildings it is assumed, unless otherwise obvious, that occupants are typically able-bodied and there are no commercial activities.

## Third Party Rights

We are only liable to the client we produce this document for. That party is stated in this document's Summary section and no third-party rights may arise.

## Summary

Any suggestions or recommendations are suggestions only. It is the responsibility of those carrying out any work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranties or manufacturers' recommendation as well as any necessary third-party consent being obtained.

While all care and effort is taken to discover and record irregularities, non-conformities and defects at the time of the inspection, it is important to note that reports are based on a visual above the ground inspection only. The size, complexity and hidden nature of construction mean that irregularities and defects may not always be seen. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered.

B-Hive Property Solutions accept no responsibility or liability for the absences of any information, inaccuracy or omission.

