

New front door got fitted at 8 Am for 111 Burncroft Avenue 04/02-25.

and

New front doors got fitted at 8 Am for 113 and 115 Burncroft Avenue 04/02-25.

I found a relevant document from the Enfield Council Housing Scrutiny Panel meeting on September 30, 2021, which discusses building safety at Enfield Council. You can view the document

[here](<https://governance.enfield.gov.uk/documents/s89262/Building%20Safety%20Scrutiny%20Panel%20Sept%202021.pdf>).

For more detailed information, you can also check out the Enfield Council's fire safety page [here](<https://www.enfield.gov.uk/services/housing/council-housing/fire-safety>) and their consultation on fire and building safety in high-rise buildings

[here](<https://www.enfield.gov.uk/consultations/fire-and-building-safety-in-our-high-rise-buildings>).

If you need further assistance navigating these documents or finding specific information, feel free to ask!

**[Your Name] [Your Address] [City, Postal Code] [Email Address] [Phone Number]
[Date]**

Enfield Council Housing Department [Council Address] Enfield, [Postal Code]

Dear Sir/Madam,

Re: Fire Safety and Security Concerns at [Your Address]

I am writing to express my serious concerns regarding the fire safety and security measures at my residence, [Your Address], managed by Enfield Homes and Enfield Council. As a tenant living on the ground floor with a back garden, I believe that the

current measures being implemented are inadequate and pose significant risks to the safety and well-being of all residents in the building.

Fire Safety Concerns:

1. **Back Garden Doors:** The back garden doors in my flat, as well as my ground floor neighbor's flat, are over 25 years old and not fire-resistant. These doors allow air to pass through, which could exacerbate a fire situation. Additionally, the door locks, window locks, and hinges frequently jam, making it difficult to open the doors safely. In the event of a fire, it is crucial that these doors function properly to allow safe evacuation and access to the garden for emergency responders.
2. **Communal Main Entrance and Internal Ground Floor Doors:** While I appreciate the installation of new fire doors for the communal main entrance and internal ground floor doors, it is essential that all doors, including back garden doors, meet fire safety standards. Omitting these doors from the fire safety plan endangers the lives of residents and undermines the overall safety of the building.
3. **Fire Safety in Flats:** According to the GOV.UK guidelines, all flats should have fire doors to prevent the spread of fire and smoke. This includes communal areas and individual flat entrances. If the back garden doors are old and not fire-resistant, it is imperative that Enfield Council ensures all doors meet fire safety standards.
4. **Fire Safety Regulations:**
 - **Fire Safety (England) Regulations 2022:** These regulations introduce new duties for building owners or managers (responsible persons) under the Fire Safety Order. They include requirements for fire doors, floor plans, wayfinding signage, and more.
 - **Regulatory Reform (Fire Safety) Order 2005 (FSO):** This is the main piece of legislation governing fire safety in buildings in England and Wales. It places legal duties on anyone in control of these premises to undertake and record a fire risk assessment and put in place and maintain general fire precautions.
 - **Building Regulations 2010 (Part B):** These regulations cover fire safety in buildings, including requirements for fire doors, escape routes, and fire alarms.
5. **Landlord Responsibilities:** Landlords, including councils, have a legal obligation to ensure the safety of their properties. This includes maintaining fire safety measures. The Homes (Fitness for Human Habitation) Act 2018 requires

landlords to ensure that rented homes are safe and free from hazards, which includes fire safety.

6. **Tenant Rights:** As a tenant, I have the right to live in a property that is safe and in good repair. If the current fire safety measures are inadequate, I can contact the local council's environmental health department for assistance. They can inspect the property and enforce necessary improvements.

Security Concerns:

1. **Lack of Intercom System:** The absence of an intercom system in the building poses a significant security risk. Residents on the upper floors often rely on ground floor tenants to grant access to visitors and mail carriers, leading to frequent disturbances and potential security breaches. An intercom system would enhance security and ensure that only authorized individuals can enter the building.

Concerns with Gerda Security Products Limited:

Enfield Council has contracted Gerda Security Products Limited to install the new fire doors. Gerda Security Products Limited is a leading provider of fire safety solutions, known for their high specification fire doorsets and emergency access systems. However, their current implementation at our building falls short of ensuring comprehensive fire safety and security for all residents.

1. **Incomplete Fire Safety Measures:** Gerda Security Products Limited has only replaced the communal main entrance and internal ground floor doors, leaving the back garden doors unchanged. This selective approach compromises the overall fire safety of the building. According to their own standards, Gerda Security Products Limited emphasizes the importance of comprehensive fire safety solutions, including external and internal fire doorsets. It is concerning that they have not applied these standards uniformly in our building.
2. **Security and Access Control:** Gerda Security Products Limited also specializes in access control systems. The lack of an intercom system in our building is a significant oversight, given their expertise in this area. Implementing an intercom system would greatly enhance the security and convenience for all residents.

Relevant Legislation and Standards:

1. **Fire Safety Act 2021:** This act enacts the Grenfell enquiry's Phase 1 recommendations and brings external wall systems (including doors, windows, and balconies) and flat fire entrance doors into the scope of the Regulatory Reform (Fire Safety) Order 2005. It also places additional duties on Responsible Persons regarding the inspection and testing of life safety systems, such as flat fire doors, fire fighting lifts, and smoke control systems.

2. **Building Safety Bill:** This bill seeks to bring into force a new regulatory system governing the design, construction, and management of high-rise buildings. It will create a new regulatory body, the Building Safety Regulator, which will have regulatory control via a pathway of Gateway approval points (Gateway 1-3) relating to the design, construction, and management of all buildings in scope throughout their life cycles.
3. **Building Safety Assurance Framework:** Enfield Council has developed a Building Safety Strategy and governance framework to ensure compliance with new regulations. This includes the creation of a Building Safety Team, the recruitment of Building Safety Managers, and the implementation of a comprehensive training program for staff.
4. **Fire Safety Measures:** The current testing regimes for fire safety measures include in-flat fire detection, secondary means of escape, automatic smoke ventilation, communal fire detection, dry rising mains, and communal fire doors. The identification of residents with mobility issues and the development of a rehousing program for those considered a severe risk are also part of the safety measures.
5. **Building Safety Capital Programme:** Enfield Council is delivering an ambitious £65 million investment program across its higher-risk residential buildings over the next three years to ensure that the stock is safe, secure, and sustainable for residents. This includes the mobilisation of a new fire remedials measured term contract and the development of a Health and Safety Management system aligned to ISO45001.

Tenant Rights:

- **Homes (Fitness for Human Habitation) Act 2018:** This act requires landlords to ensure that rented homes are safe and free from hazards, including fire safety.
- **Increase of Rent and Mortgage Interest (War Restrictions) Act 1915:** Introduced during World War I to control rent prices and prevent landlords from exploiting tenants during the housing shortage.
- **Rent Act 1965:** Introduced regulated tenancies with "fair rents" set by independent rent officers.
- **Housing Act 1988:** Deregulated the rental market, allowing for more flexibility in setting rents for new private sector lettings.
- **Private Renting: Your Rights and Responsibilities:** This guide outlines the rights and responsibilities of tenants in privately rented properties, including safety, repairs, and rent disputes.

Security Standards:

- **Approved Document Q: Security in Dwellings:** This document covers the standards for doors and windows to resist physical attack by a burglar. It includes standards on being both sufficiently robust and fitted with appropriate hardware.
- **Security Standard: Physical and Electronic Security (Part 1):** This standard covers physical and electronic security measures, including perimeter security, building security, and access control systems.

Given these concerns, I urge Enfield Council to take immediate action to address the following:

1. Replace the back garden doors with fire-resistant doors that meet current safety standards.
2. Install an intercom system to improve security and ease of access for residents and visitors.

I trust that Enfield Council will prioritize the safety and well-being of its residents by addressing these issues promptly. I look forward to your response and the necessary actions being taken to ensure a safe living environment for all.

Yours faithfully,