

15 December 2022



**Letter hand delivered**

Residents  
Peppermint Heights  
Northwick Road  
Alperton  
HA0 1LG

The Hive  
22 Wembley Park Boulevard  
Wembley  
HA9 0HP

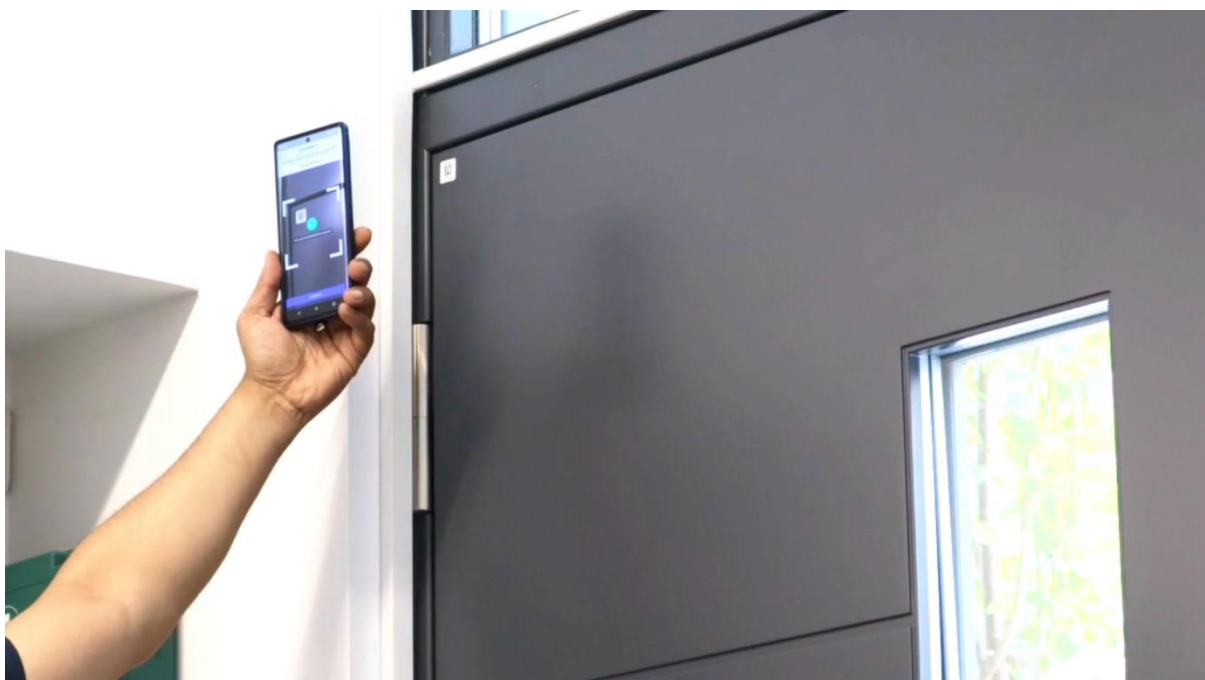
[www.networkhomes.org.uk](http://www.networkhomes.org.uk)  
customerservice@  
networkhomes.org.uk  
0300 373 3000

Dear Residents,

**Important announcement - fire door inspections coming to Peppermint Heights next week!**

We shared through our online resident newsletter, information about a fire door pilot recently completed which used QR codes to more effectively document the condition of fire doors in buildings over 11 metres. This is in preparation for the Fire Safety Act 2021, which is enforceable from 23 January 2023. You can see more information on our website: <https://www.networkhomes.org.uk/news/latest-news/2022-news/ensuring-your-fire-doors-are-safe/> We're pleased to announce that we have since appointed Savills who will be partnering with Riskhub Limited to install QR codes on all fire doors in blocks of flats over 11 metres tall, as well as carrying out inspections of these doors.

We've calculated that there will be approximately 8,000 front doors and communal doors that will require these inspections. Each fire door is being labelled with a small QR code placed discreetly in the top corner of the door (example below). The codes are unique to each fire door, and they allow inspectors to record information about the condition of the door. Savills are currently working their way through inspecting these fire doors to ensure they are in a safe and satisfactory condition and working as they should be.



We have a statutory obligation to inspect all fire doors in buildings over 11 metres tall. ***This means you are obligated to provide us access to your home for inspections under the terms of your lease or tenancy.*** We want to work with you to continue to ensure the safety of our buildings by having Savills visit your building and home to inspect the fire doors.

### **When will inspections take place?**

We will be conducting the door inspections at Peppermint Heights on the following dates:

- Wednesday 21 December 2022 between 9.30-5pm
- Thursday 22 December 2022 between 9.30-5pm
- Friday 23 December 2022 between 9.30-5pm

We won't be offering specific appointments, but if you have a preferred day or timeframe (AM or PM) that our assessor can attend, we will do our utmost to accommodate this where possible. If you'd like us to see if we can accommodate your preference, please do get in touch with us on **020 4512 5820**. Alternatively, you can email us your name, flat number and contact number; at [firesafety@networkhomes.org.uk](mailto:firesafety@networkhomes.org.uk). The assessors will have ID and will be wearing branded uniforms. If you are unsure of whether visitors are from Savills or Riskhub, please contact us to confirm – ideally when the assessor is still in the building.

### **What do the inspections involve?**

These inspections involve checking that fire doors are in satisfactory condition and are operating as expected. Savills' assessors will require access to both sides of each door to inspect them fully, and they'll be checking:

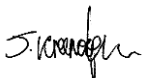
- If there is any damage to the door's glazing (glass) or air vents and grilles
- If there are significant gaps around the frame, and that seals and hinges are fitted correctly
- If the self-closer shuts the door correctly around the whole frame
- If there is visible damage to the door or closer.

Any issues identified will be reported back to our Fire and Building Safety team who will arrange any repairs or remediation work that is needed. If work needs to be done to your front door, the team will be in touch.

### **How you can help us**

As well as making sure your contact details are up to date, you can help us ensure that your fire doors are working as they should be by getting in touch if you see a damaged fire door or notice any faults with fire doors. We encourage you to use the 5 Step Check on our website to know what to look for: <https://www.networkhomes.org.uk/advice/health-and-safety/fire-safety-top-tips/fire-doors-the-5-step-check/>. Please report any issues by contacting us as above.

Yours sincerely



Joseph Vereenoghe  
Building Safety Team Leader