

26th August 2026

Spencer Bullard

Abode Town and Country
10 Church Lane
Royston
SG8 9LG

Dear Spencer,

Ref: 1 John Street, Royston , Hertfordshire, SG8 9BE - House in Multiple Occupation Redevelopment

Following the initial inspection of the proposed fire door scheme in the above property in accordance with the Regulatory Reform (Fire Safety) Order 2005, The Housing Act 2004 and the North Hertfordshire District Council/Hertfordshire Fire and Rescue Service LACORS guidance to HMOs, please see the following.

The current doors that are in place are of different standards and although may have been acceptable at the time of build it is imperative to ensure both residents and the heritage interest to the rest of the building are protected to sufficient standards that are reasonably practicable.

The fabric of the door panels is unlikely to meet the current standards of a FD30 door. The leading edges of the door are no more than 25mm in some cases and the panels substantially less so. The retrofitting of intumescent seals, although will activate in fire at the leading edges, will not protect the fabric of the doors or their integrity. Additionally, the current self closing devices, mainly rising hinges, are unacceptable meaning that overhead self closing devices will need to be fitted. Due to the construction of the doors this will likely put the door under extreme pressure in everyday use and over time will the door will warp rendering it unfit for use in a fire situation and unable to stop fire spread, indeed the activation of an intumescent strip in this scenario could push the door open to some extent, aiding the fire spread throughout the means of escape.

It is therefore recommended, to ensure the integrity of the heritage status of the building and the safety of residents, that heritage style, paneled fire doors and frames are fitted to all rooms that contain a residential risk. This will both protect the means of escape for the residents and also the heritage nature of the rest of the building by containing the fire to the room of origin.

If you require any further assistance or clarification please do not hesitate to contact me.

Your Sincerely,

Gareth Bradbury MSc MIFireE FInstLM

GB Fire & Risk Consulting

22 Ivel Way

Baldock

SG7 6LP

Tel: 07421352803