

## Berneslai Homes - Freedom of Information 2025-2026: Repairs

743	16/05/2025	How many heat pumps have been installed by the council in council owned social housing?	
		Financial Year	Number of heat pump installations in council owned social housing
		2021/22	0
		2022/23	7
		2023/24	27
		2024/2025	14
		N.B. please be advised these totals are newly installed Air Source Heat Pumps only, and any replacements to heat pumps in situ are not included in the provided totals.	

751	29/05/2025	<p><b>1. As of the date of this request (29/05/2025), how many individual residential units (flats, maisonettes, etc.) are owned or managed by the council? Of these, how many are located in buildings over 11 metres in height (or 5+ storeys)?</b></p> <p>As of 29/05/2025 there are 164 blocks of flats managed by Berneslai Homes with a total of 965 individual flats that fall within the scope of the Regulatory Reform (Fire Safety) Order 2005 as amended and Fire Safety (England) Regulations 2022 that require a Fire Risk Assessment. Three of these blocks of flats with a total of 166 individual flats are in excess of 11 metres in height (or 5+storeys).</p> <p><b>2. How many flat entrance doors are currently installed across your housing stock? How many of these are currently certified to at least FD30 standard (30 minutes fire resistance)?</b></p> <p>There are 965 flat entrance fire doors of which 440 are certified FD30 fire doors the remaining 525 flat entrance fire doors are classed as notional fire doors i.e. no certification but satisfied the standards applicable to fire door resistance at the time they were installed.</p> <p><b>3. How many communal fire doors (e.g. in corridors, stairwells, lobbies) exist across your housing properties? How many of these are currently certified to at least FD30 standard (30 minutes fire resistance)?</b></p> <p>There are 575 communal fire doors of which 100 are certified FD30 fire doors the remaining 475 communal fire doors are classed as notional fire doors i.e. no certification but satisfied the standards applicable to fire door resistance at the time they were installed.</p> <p><b>4. Since the Fire Safety (England) Regulations 2022 came into force on 23 January 2023, how many:</b></p> <p><b>a. Flat entrance doors have been inspected?</b></p> <p>All the flat entrance fire doors are inspected and checked annually.</p> <p><b>b. Communal fire doors have been inspected?</b></p> <p>The communal fire doors for the higher risk blocks of flats are inspected and checked quarterly. The communal fire doors for the other blocks of flats are inspected and checked annually.</p> <p><b>c. How many doors were found to be non-compliant (e.g. missing self-closers, damage,</b></p>
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525 flat entrance fire doors are notional fire doors, and 475 communal fire doors are notional fire doors i.e. no certification. At the time of the last inspections it was identified that some self-closing devices had been removed from the flat entrance fire doors all of which have been re-instated, some flat entrance fire doors and communal fire doors were not closing effectively and correctly into the door frame rebates all of which have been adjusted or where adjustment was not effective a new self-closing device fitted.

**d. Of those non-compliant doors, how many have since been replaced or repaired? Identified as still needing replacement to meet current standards?**

None of the identified notional fire doors (no certification) have been replaced . Repairs were carried out to 51 doors i.e. refitting of self-closing devices, adjusting the doors to ensure they closed effectively into the door frames or replacing self-closing devices. There are 525 flat entrance notional fire doors still to replace and 475 communal notional fire doors still to replace.

**5. Do you have a forward programme or procurement plan for fire door replacements in the next 1–3**

**a. How many doors are scheduled for replacement?**

All the notional fire doors, both flat entrance fire doors and communal fire doors are on a planned programme of works to be replaced with FD30 fire doors.

**b. What is the estimated timeline or completion target?**

The immediate priority is the replacement of the notional communal fire doors in the three high rise schemes (the flat doors were replaced with FD30 doors before the Building Safety Act came into force) of which everything is being prepared for application to the Building Safety Regulator for their approval, the plan is to complete this within the current financial year. Once these works are complete, the plan is to replace the remaining flat and communal notional fire doors which is anticipated could take up to five years.

N.B. The data provided for this request only refers to blocks of flats within the scope of the Regulatory Reform (Fire Safety) Order and Fire Safety (England) Regulations 2022. There are other blocks of flats managed by Berneslai Homes that have a ground floor dwelling and a first-floor dwelling, but they have their own independent external entrance (i.e. no communal area), therefore these flat entrance doors aren't required to be fire doors.