

Committee(s): Barbican Estate Residents Consultation Committee Barbican Residential Committee	Dated: 2 September 2024 16 September 2024
Subject: Barbican Estate Office – Fire Doors	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	N/A
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N//A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Judith Finlay, Executive Director of Community and Children’s Services	For Information
Report author: Daniel Sanders – Assistant Director – Barbican	

Summary

Under the Fire Safety (England) Regulations 2022, apartment fire doors, must meet specific standards to ensure they provide adequate protection in the event of a fire.

Following a review of the fire doors across the Barbican Estate and considering the age profile of the building the City of London committed to replacing all apartment front doors at cost across the Barbican Estate.

Recommendations

Members are asked to:

- Note the report.

Main Report

Programme Objectives

The key objectives of the programme are to ensure that the new fire doors have:

- The correct fire resistance rating

- Intumescent strips & smoke seals
- Self-closing mechanisms
- Appropriate certification and markings
- Material & construction paperwork

We are also aware through consultation with residents that the original aesthetic of the doors (and subsequent surrounds) are a huge part of the architectural appeal and listed status of the buildings.

With this in mind, we set out to obtain a compliant door set that meets the BCO and legislative requirements under fire safety whilst retaining as much of the original aesthetic as possible.

Programme

We are currently going through the design testing phase with the tower door sets to ensure they work in practice:

- Design and manufacture of Service Room Door – 21/08/24
- Thermal Transmittance Test – 16/09/24
- Fire Test 3 – 17/09/24
- Acoustic Test 1 – 07/10/24
- Temporary Door Set Design and Manufacture – 16/10/24
- Smoke Test 2 – 15/11/24
- Design of Bespoke Letterbox – 19/11/24
- Service Door Fire Test 1 – 28/11/24
- Operation and Strength Test – 17/12/24
- Weathertightness Test – 18/12/24
- Service Door Smoke Test – 10/01/25
- Fire Test Letter Plate and Panel – 14/02/25
- Smoke Test Letter Plate and Panel – 03/03/25
- Manufacture of Complete Door Set – 11/06/25

I'd specifically draw attention to the Temporary Door Set Design and Manufacture currently scheduled for 16/10/24. This will be the installation of an entire door set in one of the City owned tower apartments.

Once installed, we will invite residents to review the door and we will also obtain a lot of information about bespoke design items, potential installation struggles that may not currently be known and realistic timescales for a door set replacement.

Summary

We will continue to go through the design testing programme, we will invite residents to come and view the installation in October and we will keep residents informed of progress.

We will also work with the project team and programme board to ascertain when the most appropriate time for starting phase 2 (corridor blocks) will be appropriate.

Report of Daniel Sanders

Daniel Sanders

Assistant Director – Barbican Estate

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