

Monthly Housing Insight


A Message from our Managing Director...


Hello and welcome to this month's edition of Monthly Housing Insight.

In last month's issue, we focused on the importance of accurate Stock Condition Data as the foundation for compliance, asset management and informed data.

This month, we're turning our attention to another key area of building safety and compliance – Fire Door Standards. Ensuring homes meet current fire door safety regulations is fundamental to protecting residents and maintaining compliant, high-quality housing stock.



 We'll be sharing an update on our recent fire door replacement programme across Independent Living Schemes.

 In addition, we will also outline the frameworks Impart links Maintain (ILM) are currently appointed to, providing our clients with clear routes to access our services efficiently and compliantly.

As always, our goal is to keep you informed and supported as the sector continues to navigate evolving compliance and safety expectations.

James Manifold, Managing Director



Industry Update: Fire Door Regulations

 **Fire-door safety** remains a major priority across the housing sector, and several updates now affect housing providers, landlords and contractors.

Key Updates

- **Approved Document B changes (March 2025):** Regulation 38 now requires clearer handover of fire-safety information at project completion — including fire-door specifications, certificates and maintenance details.
- **Updated testing standards:** References to the old BS 476 “national classes” are being phased out for reaction-to-fire classifications. New or replacement fire-doors must now follow the European **BS EN 13501** system, with transitional arrangements in place for fire-resistance evidence.

Fire Safety (England) Regulations 2022:

- **Communal fire-doors:** In residential buildings over 11m must be checked **every 3 months**.
- **Flat-entrance doors:** In buildings over 11m must be checked **annually**.
- **Residents** must be given clear information about the importance of fire-doors, keeping them closed and reporting any damage or concerns.
- **Existing doors:** The government confirms that compliant, well-maintained fire-doors **do not require automatic replacement** if they remain in good working order and pass inspection.

What This Means For You

Now is the time to **review your fire-door inspection and maintenance procedures** to ensure all doors remain compliant, functional and properly documented. Any new installations or replacements must be certified to BS EN 13501 and installed by competent, accredited professionals.

At Impart Links, we're **BM TRADA Q-Mark certified** for **Fire Door Installation, Maintenance, and Fire Stopping (Groups A & B)** — giving you confidence that every project meets the highest standards of safety and compliance.

Get in touch to discuss how we can help your organisation stay compliant and protect residents. admin@impartlinks.com

Impart links Maintain Delivers Fire Door Replacement Programme Across Independent Living Schemes



Fire Door
Installation



At Impart links, we take pride in maintaining the highest standards of fire safety and compliance. AS BM TRADA Q-Mark certified installers, our team ensures every project is completed to rigorous, independently verified standards.

Challenge: Several Independent Living Schemes required upgrades to meet the latest fire door regulation standards, ensuring continued resident safety and compliance.

Solution: Since 2023, Impart links' Repairs and Maintenance Team have delivered a fire door replacement programme across 14 Independent Living Schemes in Nuneaton and Bedworth. Works were completed efficiently, to a high standard, and with minimal disruption to residents. All installations were carried out under the BM TRADA certification scheme, reflecting our accreditation.

Outcome: All schemes are now fully compliant with current fire safety standards, providing greater protection for residents and assurance for clients. The programme reinforces our commitment to safe, compliant and high-quality homes across every project we deliver.



Meet the Team

This month we shine a spotlight on Stuart Nicholls. Stuart is the Construction Director for Impart links Maintain, overseeing the maintenance division, while also supporting the consultancy arm of the business when required.

Stuart has developed a range of bespoke software programmes designed to analyse and summarise asset-related data to assist in resolving complex final account and stock investment issues. Trained through national housing providers with a focus on new build work, Stuart covers commercial and operational audits of partnership contracts, DLOs and final accounts.

Frameworks

Impart links Maintain is an approved supplier on national and regional frameworks, ensuring compliance, quality, and ease of procurement for our clients.

EEM0056 - Property Improvements, Kitchen & Bathrooms

EEM0009 - Property Improvements

Procure - 4b Windows & Doors, 10b Externals, 16b Electrical Assistance & Associated Works, 17b Electrical Installations, 21b Fire Compartmentalisation, 22b Fire Door Install & Maintain, 23b Fire Alarms Install, 25b Damp Remediation, 28b Loft & Cavity Wall Insulation

How we can help?

Need help with compliance, repairs or planned maintenance?

At Impart links we combine consultancy expertise with maintenance delivery to give housing providers complete support. Whether it is meeting new compliance standards, improving asset data, or delivering urgent repairs, we help you stay one step ahead.

Contact us at: admin@impartlinks.com

Visit: www.impartlinks.com

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