

SECURITY DOORS FIRE SAFETY POLICY

Version	Status	Date of issue
1	Final	August 2025

Contents

1. Equality	2
2. Scope and terminology	2
1. Aims and objectives	2
2. Security doors on individual properties	3
3. Security doors across communal areas	3
4. Key risks and leads	3
5. Appeals and complaints	3
6. Data protection	4
7. Context – Legal and Regulatory Framework	4
8. Policy author	4
APPENDIX – POLICY RECORD	5

1. Equality

- 1.1. In line with the Equality Act 2010, we will ensure that no tenant is treated less favourably on the grounds of gender, ethnicity, age, religion, sexuality or any other protected characteristic.
- 1.2. Some decisions involving tenants may also be subject to individual equalities impact assessments (EqIAs). This is particularly common in cases involving enforcement, repossessions and prosecutions.

2. Scope and terminology

- 2.1. This policy sets out the Council's approach to the installation of security doors in properties and communal areas in its blocks and buildings.
- 2.2. For the purpose of this policy, references to "security doors" includes doors installed across doorways, communal areas or porches in addition to the existing door, which can be both:
 - 2.2.1. An openwork metal gate or grille
 - 2.2.2. A solid door made of metal or another very strong material
- 2.3. The policy applies to all residents in Newham owned and/or managed properties and the blocks in which they are located, regardless of whether they are tenants or leaseholders.

3. Aims and objectives

- 3.1. This policy aims to ensure that:

Version	Status	Date of issue
1	Final	August 2025

3.1.1. The Council manages the additional risk to residents in properties where security doors are installed in the event of a fire; and

3.1.2. Residents are made aware of the additional risk that security doors present and are able to make an informed decision about whether to retain the security doors

4. Security doors on individual properties

- 4.1. We recognise that the use of a security door can give some residents a sense of security, but they pose a risk to safety in the event of a fire. This policy seeks to balance the need for security that residents might feel while managing the increased risk to households with security doors in the event of a fire.
- 4.2. All security doors that were installed before 1st September 2025 will be allowed to remain by permission of the Council. This applies regardless of whether permission was sought and given at the time of installation.
- 4.3. When the Council becomes aware that a property has a security door installed, the Council will write to the tenant or leaseholder to make them aware of the additional risk that this poses to their household in the event of a fire.
- 4.4. If a household chooses to remove their security door, they must do so at their own cost. In exceptional circumstances the Council may choose to undertake the removal, but this is at the discretion of the Assistant Director of Property Services.
- 4.5. If a household wishes to install a security door after [1st September 2025] they must first seek permission by notifying their Housing Liaison Officer in writing. The proposed security door location will be reviewed in order to understand the impact on safety of the block before permission is granted.

5. Security doors across communal areas

- 5.1. Security doors that cross communal areas (such as corridors or walkways) or impede the means of escape for more than one household will not be permitted.
- 5.2. When the Council becomes aware of security doors crossing communal areas, the tenant or leaseholder who installed the door will be asked to remove them at their own cost, and provided with a date by which they must be removed. Failure to comply within the stated time will result in enforcement action being taken.

6. Key risks and leads

- 6.1. The Housing Liaison Team will be responsible for identifying and reporting existing security doors and taking enforcement action.

7. Appeals and complaints

- 7.1. Appeals and complaints will be dealt with through the Council's complaints procedure.

Version	Status	Date of issue
1	Final	August 2025

8. Data protection

- 8.1. The delivery of this policy must be consistent with the Council's policy on managing personal data. More information on the Council's approach to this issue is available on the following link:
<https://www.newham.gov.uk/contact-information/processing-personal-data-privacy-notice>

9. Context – Legal and Regulatory Framework

- 9.1. In fire safety legislation, the Responsible Person plays a critical role in ensuring the safety of occupants within a building. The Council is the Responsible Person for all its Council owned and/or managed blocks.
- 9.2. Regulatory Reform (Fire Safety) Order 2005, Article 14 - emergency routes and exits, states: "(1) where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that routes to emergency exits from premises and the exits themselves are kept clear at all times."
- 9.3. Fire Safety (England) Regulations 2022: fire door guidance states: "Where a resident wants to alter or change their front door, this should be done with the knowledge and agreement of the Responsible Person to ensure that it does not negatively impact upon the overarching fire risk assessment for the premises".

10. Policy author

Name	Role	Service area and directorate
Emma Brunskill-Powell	Housing Strategy Manager	Housing Strategy and Partnerships

Version	Status	Date of issue
1	Final	August 2025

APPENDIX – POLICY RECORD

Policy approval process	Building Safety Board The policy was approved on: 8 th August 2025
Record of changes to the policy	N/A
Risk management	N/A
Equality impact assessment (EQIA)	N/A
Data protection impact assessment (DPIA)	N/A
Next review date for the policy	This policy is will be reviewed in/by the following financial year 2026/27 N.B. Please note the above date is indicative, and may be subject to change due to legal, regulatory or operational reasons.

Version	Status	Date of issue
1	Final	August 2025