



**GOULDEN
HOUSE**
CO - OPERATIVE

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URGENT

Date: July 2026

Dear Leaseholder

RE: FINAL NOTICE – NON-COMPLIANT FLAT ENTRANCE DOOR

We are writing to you regarding your flat entrance door, which has been identified as non-compliant following the Fire Risk Assessment undertaken at Goulden House.

Despite previous correspondence and repeated attempts to engage with you on this matter, the position remains unresolved.

Either:

- **You have not undertaken the remedial works required to bring your door into compliance with current fire safety standards.**
- **You have failed to provide satisfactory evidence that your door complies with the required standard; and/or**
- **You have not provided access to enable inspection of your door.**
- **The continued failure to engage with this matter, despite repeated requests and opportunities to do so, is a matter of significant concern. This matter can no longer remain outstanding.**
- **Your flat entrance door forms a critical part of the building's fire safety strategy. A non-compliant door has the potential to compromise the safety of the building, its residents, and visitors. Where properties are sublet, leaseholders should be particularly mindful of their responsibilities to ensure that tenants are not exposed to avoidable fire safety risks.**

Legal Responsibilities:

Under the Regulatory Reform (Fire Safety) Order 2005, flat entrance doors opening onto communal escape routes must provide an appropriate level of fire resistance.

Under Regulation 17 of the Regulatory Reform (Fire Safety) Order 2005, leaseholders and occupiers are required to cooperate with those responsible for managing fire safety within the building. Refusing access for inspection or failing to engage with reasonable requests relating to fire safety may be considered a failure to comply with this obligation.

The Building Regulations 2000 require homeowners to comply with building control requirements when carrying out alterations to their property, including replacement flat entrance doors.

The Housing Act 2004 places a duty on leaseholders to minimise fire risks within their property. This responsibility is particularly significant where a property is occupied by tenants. Consequences of Continued Non-Compliance.

The Fire Safety regulations 2022 most relevant in terms of **legal responsibilities**.

Please utilise the following link to the Goulden House Website, where you will find substantial information on Flat Door Compliance. Please also use link below to Wandsworth Borough Council's Website:

<https://www.gouldenhouse.org/useful-information/leaseholder-flat-doors/>

<https://www.wandsworth.gov.uk/search?qt=fire+safety>

By failing to address this issue, you are not only disregarding your legal responsibilities as a leaseholder but are also placing yourself and others at risk. For leaseholders who sublet their property, continued inaction may expose tenants to unnecessary and potentially serious danger. Failure to comply with these requirements may also have wider implications, including the potential invalidation of contents and landlord insurance policies. Insurers may take non-compliance into account when considering claims, regardless of whether the flat entrance door was directly responsible for any loss.

Leaseholders should also be aware that a non-compliant flat entrance door may create difficulties in relation to future lease extensions, property sales, conveyancing enquiries, and other property transactions where evidence of compliance may be requested.

All findings relating to non-compliant flat entrance doors, together with records of engagement and correspondence, have been documented and shared with the landlord, Wandsworth Borough Council.

This letter should be treated as a final opportunity to resolve this matter voluntarily.

Unless we hear from you within 14 days of the date of this letter, with either confirmation that the required works have been completed or arrangements for inspection, the matter will be escalated for further consideration by the landlord, Wandsworth Borough Council.

We strongly urge you to treat this matter with the seriousness it warrants and take immediate action to bring your flat entrance door into compliance.

For and on behalf of Goulden House Co-Operative Ltd

Yours sincerely,

Richard Hickie
Chair
Goulden House Co-operative Ltd