

Department for Communities and Local
Government
Fry Building
2 Marsham Street
London
SW1P 4DF

Telephone: 030 3444 0000

Ms Maxine McGill

Date: **17 December 2015**

Dear Ms McGill

Freedom of Information Act 2000 - 1695180

Thank you for your request for information which was received on 3 December 2015 and processed under the Freedom of Information Act 2000. You asked:

“Who is responsible for making sure that Bamford and Co Ltd comply with building regulations when it comes to them installing their own electronic door entry systems into housing association flats owned by Erimus? Do the 2010 building regulations apply to Bamfords and Co Ltd and if not what regulations do Bamford and Co Ltd have to comply with when they install electronic door entry systems ? Do housing associations such as Erimus housing association have a legal obligation to have an inspector present, when Bamford and Co Ltd are installing electronic door entry systems into blocks of flats? Lastly, if the 2010 building regulations do apply to Bamford and co Ltd, when they install electronic door entry systems, then who is responsible for making Bamford and Co Ltd aware of the regulations?”

In answer to your query, installing an electronic door system for a block of flats is notifiable work under the Building Regulations 2010 and as such should be notified to a building control body (local authority or approved inspector) before work starts.

The one requirement in the Building Regulations that would apply is Part B of Schedule 1, fire safety. The system should be such that it does not impede the means of escape in case of fire. The Building Regulations can be viewed online at:

<http://www.legislation.gov.uk/uksi/2010/2214/contents/made>

The installer is responsible for making sure they comply all with current regulations. It is for the building control body to decide when to inspect the work; there is no obligation for housing associations or others to have an inspector present when an electronic door entry system is being installed.

The electrical safety of the system is regulated under the Electricity at Work Regulations 1989. These can be viewed online at:

<http://www.legislation.gov.uk/uksi/1989/635/contents/made>

The Health and Safety Executive (HSE) is the enforcing authority for these Regulations. No prior notification is needed to HSE when carrying out the installation.

Complaints procedure

If you are unhappy with this response, we will review it and report back to you. (This is called an internal review.) If you want us to do this, let us know by return email within two months of receiving this response. You can also ask by letter addressed to:

Department for Communities and Local Government
Knowledge and Information Access Team
1st Floor NW, Fry Building
2 Marsham Street
London, SW1P 4DF

If you are unhappy with the outcome of this internal review, you can ask the independent Information Commissioner to investigate. The Information Commissioner can be contacted at email address xxxxxxx@xxx.xxx.xx or use their online form at ico.org.uk/concerns or call them on 0303 123 1113.

Yours sincerely

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FOI Information Requests

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