

Flat Sale & Remortgage Fire Door Evidence Pack

What conveyancers, lenders and LPE1/FI3 packs expect for a flat front door in 2025.

Why this matters: Since the Building Safety Act 2025, missing flat door evidence is one of the top three causes of delayed exchanges in UK leasehold sales. Get the certificate in place before you instruct.

Evidence to collect before instruction

#	Check	Pass	Fail	Notes
1	Current FD30S inspection certificate (within last 12 months)	☐	☐	
2	Photographs: full leaf (both sides), top edge, hinges, seals	☐	☐	
3	Gap measurements recorded (head, jambs, threshold)	☐	☐	
4	Self-closer test result documented	☐	☐	
5	Any remedial actions completed and dated	☐	☐	

Documents typically requested by buyer's solicitor

#	Check	Pass	Fail	Notes
1	LPE1 / FI3 pack reference to flat entrance door	☐	☐	
2	Building Fire Risk Assessment summary	☐	☐	
3	Last 3 years of fire door inspection records (block-wide)	☐	☐	
4	Evidence that any FRA actions on your flat door are closed	☐	☐	

Lender-specific checks

#	Check	Pass	Fail	Notes
1	Confirmation door is FD30S to BS 8214	☐	☐	
2	Third-party verification of certificate	☐	☐	
3	QR / online validation of certificate authenticity	☐	☐	
4	Building height and EWS1 status (where required)	☐	☐	

Need a certified inspection? Upload your photos at r-10.co.uk/pricing and receive a Building Safety Act 2025-aligned FD30S certificate within 48 hours from £25 per door.