



CARDO

High-Volume Fire Entrance Door (FED) Replacement Programme

PROJECT	OVERVIEW
CLIENT	Enfield Council
SECTOR	Local Authority Housing/Affordable Housing
SCOPE	Comprehensive Fire Entrance Door (FED) Replacement Programme
DURATION	4 Years
CERTIFICATIONS	BM Trada Q-Mark (<i>Fire Door Installation</i>)
LOCATION	Various occupied residential properties across the borough



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The Challenge

Mass Replacement and Long-Term Compliance Assurance

The London Borough of Enfield identified a critical, widespread issue across its occupied residential portfolio: the presence of aged, non-compliant, or defective Front Entrance Doors (FEDs) on individual dwellings. Replacing these doors was essential to restoring and maintaining the integrity of the residents' primary escape route and the critical compartmentation of the buildings.

The primary challenges of this high-volume, long-term programme were:

Scale and Consistency

Delivering a consistent, high-quality replacement and installation service for thousands of doors over a 4-year period without compromising standards.

Resident Access and Security

Managing scheduled access with residents, ensuring minimal disruption, and maintaining the security of dwellings throughout the installation process.

Specific Certification

Needing verifiable, third-party certification that every single installed door set (including frame, hardware, and seals) was compliant with the highest industry standards.

Audit Trail

Establishing a robust 'Golden Thread' of information, documenting the survey, installation, and final sign-off for every FED over the contract lifecycle.



The Solution

Certified Door Installation at Scale

Our methodology included:

1. Dedicated Programme Management (4-Year Strategy)

We established a dedicated project team and logistical chain tailored for the 4-year duration. This included bulk procurement of certified door sets and a phased, rolling installation schedule managed block-by-block to maximise efficiency and minimise mobilisation costs and lead times.

2. BM Trada Q-Mark Installation Assurance

All door survey and replacement works were executed exclusively by our fully trained, and **BM Trada Q-Mark certified operatives**. This certification is vital, as it covers not just the product quality, but the critical installation process, ensuring every installed door set provides peace of mind.

3. Integrated Resident Engagement

Our **Resident Liaison Officer (RLO)** played a central role in the programme, managing all communication from initial survey to final handover. The RLO worked directly with residents to arrange installation appointments, address security concerns immediately, and ensure satisfaction upon completion of the work in their home.

4. Digital Asset and Compliance Logging

Utilising digital tracking software, we created a permanent, auditable record for every replaced door. This record included pre-installation photos, manufacturer specification details, installation process photos, and the final BM Trada Q-Mark sign-off. This data was compiled for LB Enfield to deliver the complete digital "Golden Thread" for every new fire door asset.



The Results

Long-Term Safety and 100% Door Integrity

We successfully commenced and maintained the high-volume FED Replacement Programme, delivering substantial value and safety improvements for the Council and its residents:

Outcome	Key Result
Programme Delivery	Successful execution of the large-scale replacement programme, achieving project milestones and demonstrating reliable partnership over the 4-year duration .
Enhanced Resident Security	Improved residential safety and security, with new, robust door sets enhancing both the fire protection barrier and the dwelling's physical security.
Digital Asset Handover	LB Enfield received a complete, traceable digital compliance history for every single door, simplifying future maintenance, audit, and lifecycle management.