

## Fire Safety Management Policy (FSMP)

1	Introduction
1.1	<p>This policy details Epic’s approach to the completion of suitable and sufficient Fire Risk Assessments (FRAs) and subsequent fire risk remedial actions.</p> <p>This policy aims to demonstrate that EPIC has measures in place to identify, manage, and mitigate risks associated with Fire. It will also demonstrate that Epic is fulfilling its duties under the Regulatory Reform (Fire Safety) Order 2005 (RRFSO), Fire Safety Act 2021 and other relevant codes of practice and good practice guidance.</p> <p>This policy relates to all members of Epic Housing Limited (EH) The scope of this Policy sets out EH responsibilities to comply with the relevant legislation in regard to Electrical Safety within properties owned and / or managed by EH.</p>
1.2	<p>Epic Housing (EH) treats the health and safety of tenants, staff, contractors and other users of its buildings of paramount importance. In meeting its health and safety duties, EH will ensure it has in place effective and comprehensive measures in the management of fire safety</p>
1.3	<p>This Policy sets out the measures EH puts in place to assess the risks posed by the spread of fire and the control systems established to mitigate or eradicate these risks as far as is reasonably possible.</p>
1.4	<p>This Policy also sets out EH’s responsibilities to comply with the legislation and associated regulatory guidance on the control of Fire Safety Management. The principal legislation we adhere to is as follows:</p> <ul style="list-style-type: none"> <li>• Health and Safety at Work Act 1974</li> <li>• The Management of Health and Safety at Work Regulations 1999</li> </ul>

	<ul style="list-style-type: none"> <li>• Control of Substances Hazardous to Health Regulations 2002</li> <li>• The Public Health (Infectious Diseases) Regulations 1988</li> <li>• The Building Safety Act 2022 Parts 1-6 &amp; sub-set schedules 1-11</li> <li>• Fire Safety Order 2005</li> <li>• Fire Safety Regulations 2022 (Implementation 23<sup>rd</sup> January 2023)</li> <li>• Fire Safety Regulations 2022 (Appendix 1 as attached page 10)</li> </ul>
2	Context
2.1	<p>The RRFSO places a duty on EPIC to carry out FRAs to all buildings where the RRFSO applies and EPIC is the appointed “Responsible Person” for fire safety. This includes commercial buildings such as offices, houses of multiple occupation, the common areas of blocks of flats or maisonettes and specialised housing such as sheltered, retirement living, extra care and supported housing. It does not apply to single family dwellings, which includes the habitable parts of a building such as a flat.</p> <p>There are different “Types” of FRAs that can be undertaken:</p> <ul style="list-style-type: none"> <li>• Type 1 – minimum legislative requirement. Considers the common areas only.</li> <li>• Type 2 – A Type 1 FRA with the addition of a destructive inspection in common areas.</li> <li>• Type 3 – Common areas with the addition of an inspection of a sample of flats.</li> <li>• Type 4 - A Type 3 FRA with the addition of a destructive inspection in common areas and flats.</li> </ul> <p>The RRFSO clearly sets out Epic’s obligations as Responsible Person:</p> <p>8.—(1) The responsible person must—</p> <p style="padding-left: 40px;">(a)take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees; and</p> <p style="padding-left: 40px;">(b)in relation to relevant persons who are not his employees, take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe.</p> <p>9.—(1) The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order.</p>

3	Statement of Intent
3.1	<p>The aims of this policy are to:</p> <ul style="list-style-type: none"> <li>• Ensure that we comply with the Regulatory Reform (Fire Safety) Order 2005, the Housing Act 2004 and supporting regulations.</li> <li>• Ensure as far as is reasonably possible that the risk of fires igniting and spreading in properties is minimised.</li> <li>• Ensure that tenants, staff, contractors, and visitors are safeguarded in the event of fire in properties owned by us</li> <li>• Ensure that adequate resources are provided to maintain standards in fire safety including excellence in maintenance of records.</li> <li>• Carry out fire risk assessments and review them in accordance with the risk level posed.</li> <li>• Provide training, instruction, information and supervision to enable employees to perform their duties safely and efficiently.</li> <li>• In the event of any fire or a fire safety incident, ensure that an investigation is commenced, procedures reviewed / amended as necessary and control measures implemented in order to minimise any potential re-occurrence.</li> <li>• Implement a system for the continuous improvement of the fire safety management strategy, which includes promoting safe working systems and appropriate procedures for assessing significant risks whilst ensuring adequate controls and monitoring arrangements are in place.</li> </ul>
3.2	<p>The designated Responsible Person will make suitable and sufficient assessment of the risks to which relevant persons are exposed, for the purpose of identifying the general fire precautions that need to be taken to comply with the requirements, and prohibitions imposed by or under the FSO.</p>
3.3	<p>The Fire Risk Assessment frequency will be determined by the fire risk category of the premises determined by the Fire Risk Consultant. A Fire Risk Assessment will be conducted annually for high risk premises, every 3 years for medium risk premises and every 5 years for low risk premises. Buildings will also be reassessed following the completion of any major works which are likely to have impacted upon the fire protections of the building.</p>

3.4	Defects or actions identified by a Fire Risk Assessment will be reviewed by the Capital and Compliance Manager and challenged as necessary to ensure practical solutions are implemented with realistic time scales. Action owners within the Compliance area will be identified and the relevant actions allocated accordingly. Challenged actions will be recorded together with why the item was challenged and the agreed solution.
3.5	The Fire Risk Assessment will form a section of the premises Fire Management Plan, which will be reviewed annually to ensure that fire precautions, maintenance and strategies are up-to-date and remain applicable to the premises. A review of the Fire Management Plan will be recorded and kept in a central location for ease of access and retrieval.
3.6	The designated Responsible Person must ensure that the Epic premises for which they have control, complies with current fire safety requirements. This includes ensuring that any fire detection / alarms, fire-fighting equipment, emergency lighting, fire compartmentation, evacuation, PEEPs and fire prevention methods required in accordance with the Fire Risk Assessment / Fire Management Plan are provided and maintained.
3.7	We will comply with all applicable statutory requirements, liaise with SFRS, the Fire Risk Assessment consultants and follow local recommendations in the design and construction of new schemes or the conversion and improvement of existing premises. A Fire Risk Assessment for all new and converted premises will be undertaken before occupancy, to verify as built against design criteria. A Fire Management Plan will be formulated during occupancy to verify fire safety maintenance requirements and emergency procedures are in place
4	Policy Outline
4.1	<p>We acknowledge the significance of the risk posed by fire and will as far as is reasonably practical take steps to prevent or minimise the risks to our customers, employees, contractors, and lawful users of our properties or a fire occurring. We cannot however guarantee that incidents of fire will not occur.</p> <p>We will approach fire safety management through three main strands</p> <ul style="list-style-type: none"> <li>• Prevention: We will undertake a programme of Fire Risk Assessments, publicise the results of those Fire Risk Assessments. We will regularly inspect our communal areas and proactively address identified risks.</li> </ul>

	<ul style="list-style-type: none"> <li>• Controls: We will ensure that our properties have suitable controls to prevent the spread of fire by ensuring adequate compartmentation methods are in place. We will ensure that our properties remain suitable to support the premises fire strategy.</li> <li>• Training and Guidance: We will ensure that employees are trained and have access to the relevant information</li> </ul>
4.2	EH will provide general information for tenants, where necessary, regarding electrical installations at tenancy sign up. Tenants will be advised to contact EH to obtain guidance on any electrical related issues
5.0	<b>Responsibilities</b>
5.1	The roles and responsibilities for key stakeholders across EPIC is detailed below.
5.2	<p><b>The Board</b></p> <ul style="list-style-type: none"> <li>• review reports and/or performance indicators to assure themselves that the measures detailed in the policy are met, thus ensuring that EH is meeting its legal requirements</li> <li>• approve major amendments and revisions of the Asset Management Strategy</li> <li>• monitor and review compliance</li> <li>• Ensure legal requirements are met</li> </ul>
5.3	<p><b>The Chief Executive (Duty Holder)</b></p> <ul style="list-style-type: none"> <li>• ensure that resources are made available to allow for the appropriate management of this FMSP</li> <li>• accountable for the proper implementation of this policy</li> <li>• ensure that their responsibilities under the policy is managed to ensure full compliance</li> <li>• Fire Legislation is met and that the guidance is implemented in all premises owned or occupied by Epic.</li> <li>• Appropriate fire safety procedures are in place.</li> <li>• Fire safety investment programmes are included within the Business Plan.</li> <li>• Fire Risk Assessments are completed for all relevant properties</li> </ul>

5.4	<p><b>Executive Management Team</b></p> <ul style="list-style-type: none"> <li>• ensure that operational activities are complaint</li> <li>• ensure that statutory duties are discharged and meet monthly to review progress and review operational risk to the policy</li> <li>• approve changes to the FMSP</li> <li>• approve changes to the Fire Safety Procedures</li> <li>• ensure landlord compliance and relevant monitoring within this policy</li> <li>• set out audit requirements to ensure this policy is compliant</li> <li>• Directors and Heads of Service are required to establish fire safety arrangements to ensure compliance with this policy and supporting procedures, in collaboration with Capital and Compliance Manager. This will include the appointment of Fire Wardens (where required) who will ensure all personnel under their control are trained and are aware of the premise’s evacuation procedures.</li> </ul>
5.5	<p><b>Asset Management and Building Safety Director</b></p> <ul style="list-style-type: none"> <li>• will work closely with the operational compliance team to implement this policy</li> <li>• ensure that legal obligations and policy measures are being adhered to and in line with budget</li> <li>• ensure that a comprehensive Electrical Safety Policy document is in place to ensure safe working practices are paramount across all sections of the company.</li> <li>• take responsibility for compliance with this Policy.</li> <li>• implement a policy review annually</li> <li>• ensure that financial accounting expenditure relating to Electrical Safety issues is monitored and included in future budget forecasts at Board meetings, so all Board members are kept advised.</li> <li>• auditing the scheme as instructed by the executive</li> </ul>
5.6	<p><b>Capital and Compliance Manager</b></p> <ul style="list-style-type: none"> <li>• responsible for the overall implementation, and regular review of this policy and ensuring its objectives are achieved.</li> <li>• lead on the writing and implementation of the EMSP and annul reviews.</li> <li>• responsible for compliance performance reporting to the Director of Assets &amp; Building Safety, Board, and the Chief Executive.</li> <li>• ensure that any compliance and/or H&amp;S related issues are brought to the attention of the Director of Assets &amp; Building Safety and provide regular updates on service delivery against budget.</li> <li>• Developing and implementing operational procedures to deliver the policy objectives.</li> <li>• Embedding the policy through staff training, learning and development.</li> </ul>

	<ul style="list-style-type: none"> <li>• Monitoring the overall effectiveness of the policy in terms of cost, quality and time</li> <li>• Reporting to the management team on the operational effectiveness of the policy.</li> <li>• Ensuring that there are adequate checks and controls in place to ensure that this policy is enacted effectively.</li> <li>• Evaluating, amending and enhancing the delivery of the policy. arranging the Fire Risk Assessments and the Fire Management</li> <li>• Plan reviews for relevant properties and offices, ensuring that the assigned corrective actions identified are actioned, within agreed time scales.</li> </ul> <p>The Asset Management team are responsible for arranging the inspection and maintenance of fire safety equipment, including fire detection and alarm systems, emergency lighting and fire- fighting equipment.</p>
5.7	<p><b>Employees</b></p> <p>Each employee is responsible for maintaining a fire safe environment within Epic premises that they work or frequent.</p> <p>Employees have an individual responsibility to prevent the break out of fire, to maintain the integrity of the fire precaution measures, to undertake fire training and to follow the established procedures for the management of an actual or suspected fire incident.</p>
5.6	<p><b>External Consultants</b></p> <p>We may choose to use external consultants to advise management in respect of current legislation to ensure that we meet all legal and best practice requirements in respect of fire safety management.</p>
5.7	<p><b>Tenants</b></p> <p>EH will publicise the importance of fire safety to all tenants, regardless of tenure. The responsibility for safety in all individual private domestic dwellings will fall on to the individual rather than on to Epic. It is therefore up to the resident to carry out the regular testing of their individual fire detection systems.</p> <p>EH are responsible for fire safety within communal areas in all tenures. Customers however have a number of obligations they are required to fulfil in order to safeguard the safety of all.</p> <ul style="list-style-type: none"> <li>• Some tenants may store oxygen in their properties for medical purposes. Oxygen aids combustion, therefore sources of heat or open</li> </ul>

	<p>flames in the vicinity should be minimised. It is the responsibility of the tenant or leaseholder to inform EH of the presence of oxygen equipment in their property. The supplier of the medical gas must also inform the local Fire Service as per local requirements.</p> <ul style="list-style-type: none"> <li>• SFRS require a sign provided by the medical gas supplier to be fitted inside the home to make the Fire Service aware that an oxygen cylinder is present in the event of a fire.</li> <li>• Where we are aware that oxygen is stored within a block, the flat will be identified within the Fire Plan and within the PEEPs.</li> <li>• Tenant's belongings / goods / mobility scooters left in communal areas can be a source of ignition and support combustion, as well as potentially blocking escape routes. Therefore, the storage of belongings / goods / mobility scooters in communal areas is not permitted. EH will take action to remove items and where appropriate, without prior notice to the Tenant in accordance with the Management of Communal Areas Policy.</li> <li>• Barbecues (including gas barbecues) are considered to be "open fires" and are potentially a fire risk to the building and the subsequent safety of other tenants. The tenancy agreement in general terms, does not permit any tenant to put others at risk due to their actions. Therefore, barbecues are not permitted to be stored or used within Epic's properties including any balcony area.</li> </ul> <p>We will not permit any exceptions to the application of the above. Where a tenant or leaseholder refuses to comply, we will take all relevant enforcement action to ensure the safety of the premises and tenants.</p>
6.0	Training, Awareness and Competence
6.1	<p>EH will ensure that staff who are accountable for the management of the policy and receive the relevant information, instruction and training to become competent in the positions they hold. EH will provide the necessary equipment to carry out their duties safely. We will carry out our duties to our employees in the following way:</p> <ul style="list-style-type: none"> <li>• At induction stage for new employees.</li> <li>• For all employees being exposed to new or increased risks as a result of being transferred or given a change of responsibilities.</li> <li>• Introduction of new work equipment or a change to equipment already in use.</li> <li>• The introduction of new technology.</li> <li>• The introduction of a new or revised system of work.</li> <li>• During refresher training.</li> </ul>

	All training needs will be structured in such a way as to assess the resulting levels of competency at the point of delivery.
6.2	<p>Suitable and sufficient Fire Safety awareness training will be maintained for all relevant employees and recorded in Epic's Compliance and Asset Data base</p> <p>All staff involved with the allocation, monitoring, and completion of FRAs, and FRA actions will need to maintain suitable and sufficient system training</p> <p>The Capital Compliance Manager will as a minimum a good working knowledge of the management of fire safety in occupied buildings and the management of associated risk.</p> <p>The Capital and Compliance Manager will need to proactively maintain their Continued Professional Development to keep up to date and abreast of fire safety industry and legislative changes.</p>
7.0	Data Validation, Review and monitoring
7.1	EH will ensure we have accurate and up-to-date records of all servicing and safety checks carried out to properties, including remedial actions and that copies of relevant certificates / reports are held electronically.
7.2	EH will ensure that on completion of all new installations, we receive a commissioning certificate and properties are included in ongoing servicing and maintenance contracts
7.3	We will maintain an auditing schedule which will specify the minimum percentage of Fire Risk assessments that are required to be audited.
7.4	EH will review all Fire Risk assessments and certificates received to ensure that they are completed correctly and that any follow up work is completed and records updated.
7.5	EH will monitor performance on a monthly basis in relation to the percentage of properties with valid Fire Safety records and inspection certificate.
8.0	Equality and Diversity
8.1	EH are committed to ensuring and promoting equality of opportunity for all. We are opposed to discrimination on any grounds, including race, religion, gender, marital status, sexual orientation, disability, age, or any unjustifiable criteria. We are committed to developing a culture that values people from all sections of society and the contribution which each individual can make. We

	will ensure our approach to accessing properties is considerate to people's individual needs. We also adhere to the Equality Act 2010.
8.2	EH recognises that some people experience disadvantage due to their socio-economic circumstances and will strive to ensure no person or groups of persons is treated with injustice due to their personal circumstances. EH will also ensure that all services and actions are delivered within the context of current Human Rights legislation and will make sure the central principles of the Human Rights Act (1998) will be adhered to.
9.0	Monitoring and Review
9.1	This policy will be reviewed annually. A review may be conducted earlier if there are significant changes to either legislation or EH's operating practices.
10	Associated Documents / Policies
10.1	<p>The policy should be read in conjunction with the following:-</p> <ul style="list-style-type: none"> <li>• The Regulatory Reform (Fire Safety) Order 2005 – Fire Guides – available at CS.PO.009 – Fire Safety Policy <a href="http://www.communities.gov.uk/documnets/fire">www.communities.gov.uk/documnets/fire</a></li> <li>• The Housing act 2004 available at <a href="http://www.legislation.gov.uk/ukpga/2004/34/contents">http://www.legislation.gov.uk/ukpga/2004/34/contents</a> Housing Health and Safety Rating System Operating Guidance – available at <a href="http://www.communities.gov.uk/publications/housing/hhsrsoperatingguidance">www.communities.gov.uk/publications/housing/hhsrsoperatingguidance</a></li> <li>• The Building Regulations 2000 Approved Document B (Fire Safety) – available at <a href="http://www.planningportal.gov.uk">www.planningportal.gov.uk</a></li> <li>• LAcCoRS fire safety guidance available at <a href="http://www.cieh.org/library/Knowledge/Housing/National_fire_safety_guidance_08.pdf">http://www.cieh.org/library/Knowledge/Housing/National_fire_safety_guidance_08.pdf</a></li> <li>• NFCC Specialist Housing Guidance available at <a href="https://www.nationalfirechiefs.org.uk/News/nfcc-launches-specialised-housing-guidance">https://www.nationalfirechiefs.org.uk/News/nfcc-launches-specialised-housing-guidance</a> Fire Safety Management Procedure</li> <li>• Fire Safety Management Guidance Fire Management Plan</li> <li>• Appendix 1 Fire Safety Regulations 2022 (Briefing Note as attached)</li> </ul>
11	Document Control

<b>11.</b>					
<b>1</b>	<b>Document Control</b>				
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<b>12.</b>	<b>1</b>	Date of revision	Reason	Record of amendment	By whom

## Appendix 1 Briefing Note

### Fire Safety Regulations 2022

Regulations made under Article 24 of the Regulatory Reform (Fire Safety) Order 2005

#### Purpose of this fact sheet

This fact sheet is not guidance and should not be read as such. It is intended to provide information about the regulations to residents and other interested parties. Alongside this overarching factsheet, individual factsheets cover each of the specific areas covered by the regulations.

#### What are we going to do?

We are introducing regulations under article 24 of the Regulatory Reform (Fire Safety) Order 2005 (Fire Safety Order) to implement the majority of those recommendations made to government in the Grenfell Tower Inquiry Phase 1 report which require a change in the law.

These regulations will make it a requirement in law for responsible persons of high-rise blocks of flats to provide information to Fire and Rescue Services to assist them to plan and, if needed, provide an effective operational response.

Also, the regulations will require responsible persons in multi-occupied residential buildings which are high-rise buildings<sup>[footnote 1](#)</sup>, as well as those above 11 metres in height, to provide additional safety measures.

In all multi-occupied residential buildings, the regulations require responsible persons to provide residents with fire safety instructions and information on the importance of fire doors. The regulations apply to existing buildings, and requirements for new buildings may be different.

In high-rise residential buildings, responsible persons will be required to:

- **Building Plans:** provide their local Fire and Rescue Service with up-to-date electronic building floor plans and to place a hard copy of these plans, alongside a single page building plan which identifies key firefighting equipment, in a secure information box on site.
- **External Wall Systems:** provide to their local Fire and Rescue Service information about the design and materials of a high-rise building's external wall system and to inform the Fire and Rescue Service of any material changes to these walls. Also, they will be required to provide information in relation to the

level of risk that the design and materials of the external wall structure gives rise to and any mitigating steps taken.

- **Lifts and other Key Fire-Fighting Equipment:** undertake monthly checks on the operation of lifts intended for use by firefighters, and evacuation lifts in their building and check the functionality of other key pieces of firefighting equipment. They will also be required to report any defective lifts or equipment to their local Fire and Rescue Service as soon as possible after detection if the fault cannot be fixed within 24 hours, and to record the outcome of checks and make them available to residents.
- **Information Boxes:** install and maintain a secure information box in their building. This box must contain the name and contact details of the Responsible Person and hard copies of the building floor plans.
- **Wayfinding Signage:** to install signage visible in low light or smoky conditions that identifies flat and floor numbers in the stairwells of relevant buildings.

In residential buildings with storeys over 11 metres in height, responsible persons will be required to:

- **Fire Doors:** undertake annual checks of flat entrance doors and quarterly checks of all fire doors in the common parts.

In all multi-occupied residential buildings with two or more sets of domestic premises [\[footnote 2\]](#), responsible persons will be required to:

- **Fire Safety Instructions:** provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.
- **Fire Door Information:** provide residents with information relating to the importance of fire doors in fire safety.

### How are we going to do it?

The Fire Safety (England) Regulations 2022 are being laid under article 24 of the Fire Safety Order 2005. Regulations made under article 24 can impose requirements on responsible persons or others, including building owners and building managers, in relation to mitigating the risk to residents for specific premises.

The Fire Safety Order applies to all premises including workplaces and the common parts of all multi-occupied residential buildings. It already requires responsible persons where necessary to take certain steps to ensure the safety of residents.



## **Why are we doing this?**

Following the Grenfell Tower Fire, the Government established in August 2017 the Independent Grenfell Tower Inquiry. The Inquiry published its first Phase report in October 2019. This report made several recommendations, which the Government, in principle, accepted on the day it was published.

Some of these recommendations were directed towards government and required a change in the law to implement. The Fire Safety (England) Regulations 2022 will implement most of these recommendations.

## **Background**

Following the Home Office's call for evidence in response to the Independent Review of Building Regulations and Fire Safety, the Home Office launched the Fire Safety Consultation which ran from 20 July to 12 October 2020. Section 2 of the Fire Safety Consultation outlined the intention to lay regulations under article 24 of the Fire Safety Order to implement the Inquiry's recommendations which required a change in the law. The Consultation also included proposals to implement the recommendations in a practical way.

The Government's response to the Fire Safety Consultation was published on the 17 March 2021 which demonstrated that there was broad support for these proposals. Following the commencement of the Fire Safety Act 2021 which clarifies that the Fire Safety Order applies to a buildings structure, external walls and any common parts of premises including all flat entrance doors for buildings containing two or more sets of domestic premises, we will proceed with these regulations to implement the Inquiry recommendations.

The regulations sit alongside the Building Safety Act amendments to the Fire Safety Order, and the Government's overhaul of supporting guidance issued under the Fire Safety Order aim to improve fire safety outcomes designed to protect the public from the risk of fire, by better supporting compliance and effective enforcement in all regulated premises.

## **Where these regulations apply**

The Fire Safety (England) Regulations 2022 apply in England only.



## **When these regulations apply**

It is intended that these regulations will come into force on 23 January 2023.

Guidance, issued under article 50 of the Fire Safety Order, will be published later in 2022. Whilst responsible persons are encouraged to work towards compliance, responsible persons are recommended not to begin submitting electronic information to their local fire and rescue service until closer to the date of commencement.

## **Definition of a responsible person**

The [responsible person](#) is the person who is responsible for the safety of themselves and others who use a regulated premises.

This is normally a building owner, or in residential properties, any other person in control of the premises. The responsible person is the person on whom most of the duties set out in the Fire Safety Order are imposed.

## **Why parts of these regulations are limited to high-rise buildings**

The Inquiry recommendations referred mostly to high-rise buildings. 18 metres (or at least seven storeys) is the height which has, in England, been commonly used to define a high-rise building. Building standards, for example, become more restrictive at this height and fire-fighting tactics change.

Limiting those parts of the regulations which require responsible persons to share information about their building electronically to Fire and Rescue Services ensures that the Fire Service has the information it needs to respond to potentially the most complex fires.

Regardless of the height of the residential building, residents of all blocks of flats and other multi-occupied residential buildings with common parts will be given fire safety instructions as well as information on the importance of looking after fire doors, to help make them feel safer in their own homes.

## **Costs**



A full impact assessment has been produced and has been published alongside these factsheets. Any costs that arise from these regulations should result from the new activity to improve a building's overall fire safety and from purchasing new items (such as an information box or signage for the building).

## **PEEPs (Personal Emergency Evacuation Plans) and evacuation plans**

The two Inquiry recommendations on PEEPs will not be implemented through these Regulations. The Government ran a separate [Peeps between](#) 8 June and 19 July 2021. A response to this consultation is also available.

The PEEPs consultation has made clear the substantial difficulties of mandating PEEPs in high-rise residential buildings. We recognise that this is an important issue and so the government is consulting on an alternative solution.

The Inquiry recommendation on evacuation plans has a clear link with the issue of PEEPs and so we intend to deal with evacuation from high-rise, and other residential buildings, as a single issue.

These regulations will require responsible persons to [provide residents with fire safety instructions](#) which set out how they should respond to a fire and a reminder of their building's existing evacuation strategy.

Responsible persons are also reminded of their existing duties under articles 8-22 of the Fire Safety Order and in particular articles 8 (duty to take general fire precautions), 14 (emergency routes and exits) and 15 (procedures for serious and imminent danger and for danger areas).

## **When the regulations come into force**

We intend that the Fire Safety (England) Regulations 2022 will come into force on 23 January 2023.

Guidance issued under Article 50 of the Fire Safety Order, to support responsible persons with complying with the regulations will be published later in 2022 ahead of commencement.

We recognise that the new duties imposed by the regulations will take responsible persons time to implement and so we feel that the gap between the laying of the regulations and their commencement is reasonable.



## **Are these regulations a proportionate response?**

These regulations, where they legislate to require responsible persons to provide information to fire and rescue services focus only on high-rise residential buildings. This approach is a proportionate one which implements the majority of the Phase 1 recommendations, which require a change in the law, in a practical way.

Where we have legislated to introduce new duties on responsible persons in medium and low-rise buildings we have done so where there is a clear (as with fire doors) benefit to fire safety in these buildings.

These regulations form part of a package of sensible, risk mitigating fire safety measures.

1. As defined in The Fire Safety (England) Regulations as a building at least 18 metres in height or at least seven storeys. ↩
2. The regulations are not intended to capture maisonettes, where two flats exist within a converted house and there are no “common parts” through which an individual would evacuate in the event of a fire. ↩