



Home Office

# The Fire Safety Act and Fire Safety Reforms

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# Fire Safety Reform – Quick Recap

- We are delivering wide ranging reforms to strengthen fire safety in all regulated premises where people live, stay or work and respond to key Grenfell Tower Inquiry recommendations.
- This includes:
  - **The Fire Safety Act** – to clarify the application of the Fire Safety Order (FSO).
  - **The Fire Safety (England) Regulations 2022** – to implement the Grenfell Tower Inquiry Phase 1 report recommendations that require a change in law.
  - Strengthening the Fire Safety Order through further primary legislation in the **Building Safety Act**.
- We are also undertaking a major overhaul of the guidance that supports the FSO. As part of the next tranche of this work we will be consulting with stakeholders on the revised Purpose Built Blocks of Flats guide.

# Fire Safety Act

- The [Fire Safety Act](#) was the Government's **first legislative step to deliver on the Grenfell Inquiry's recommendations and commenced on 16 May**.
- The Fire Safety Act addresses the legal ambiguity over whether the [Fire Safety Order](#) (FSO) covers structure, external walls and flat entrance doors for buildings which contain two or more domestic premises. This ambiguity had left Responsible Persons and Fire Risk Assessors with difficulty on how to interpret the Order for these buildings, with mixed approaches being applied.
- It also affirms that **action can be taken by enforcement authorities (predominantly Fire and Rescue Authorities)** in respect of these aspects of a building.
- The Act has commenced alongside an online tool, the [Fire Risk Assessment Prioritisation Tool \(FRAPT\)](#), that helps responsible persons update fire risk assessments in order of priority will be provided.
- Factsheets and guidance are available through the following [link](#).
- External walls assessments – where there are known or unknown issues with external wall issues then a [PAS 9980](#) assessment should be undertaken by a competent professional. However, this is not required in all cases, for example where it is obvious the external walls are masonry, without cladding.

# The Fire Risk Assessment Prioritisation Tool

## Updating Fire Risk Assessments

- Fire risk assessments by Responsible Persons should be updated as quickly as practicable to include an assessment of the building's external walls.
- It is recognised that the capacity of competent professionals, who can be commissioned by Responsible Persons to conduct fire risk appraisals of the external walls is limited.
- **The Fire Risk Assessment Prioritisation Tool (FRAPT)** is an online tool developed by the government, with input from the National Fire Chiefs Council, the Fire Sector Federation and several housing organisations and local authorities.
- The FRAPT produces a score for submitted buildings. The scores are rated for Tier 1 (high) to Tier5 (low).
- Use of the prioritisation tool is encouraged but is not mandatory.
- **The prioritisation tool is not designed to be a risk rating tool to determine whether a building is safe or unsafe.**

# Fire Safety (England) Regulations 2022

- The [Fire Safety \(England\) Regulations 2022](#) implement the majority of the recommendations made by the Grenfell Tower Phase 1 report which require a change in the law.
- The regulations do not amend the Regulatory Reform (Fire Safety) Order 2005 (FSO). They are a stand alone piece of legislation which introduce new duties for Responsible Persons (RPs) of (mainly) high-rise residential buildings.
- RPs for relevant buildings will have to comply with these regulations alongside existing duties.
- As the regulations impose duties on RPs about external walls and flat entrance doors commencement of section one of the Fire Safety Act 2021 had to happen first.
- The regulations were laid on 18 May 2022 and **will come into force on 23 January 2023**.
- Further information, including factsheets on new requirements can be accessed [here](#). The HO plans to issue guidance explaining the detail of the regulations ahead of them coming into force.

# Fire Safety (England) Regulations 2022

## Residential buildings over 18m

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.

# Fire Safety (England) Regulations 2022

## Residential buildings over 11m

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.

# Fire Safety (England) Regulations 2022

## All multi-occupied residential buildings

In all multi-occupied residential buildings with two or more sets of domestic premises, 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.

# The Building Safety Act

- The **Building Safety Act** introduces a more stringent regulatory regime will apply to 'higher-risk buildings'.
- 'Higher-risk buildings' are defined as 1) higher-risk buildings as described by the Building Act 1984; or 2) buildings of at least 18 metres or seven storeys in height which contain at least two dwellings. Over time, the scope may change based on emerging risk evidence.
- For buildings in scope, residents will have a stronger voice to ensure that their views and concerns are not ignored.
- A new Building Safety Regulator (BSR) is being established within the Health and Safety Executive - first in shadow, and then fully-fledged form, following the commencement of the Building Safety Act.
- Section [156](#) of the Building Safety Act introduces changes to the FSO following a call for evidence on its' effectiveness. The changes introduce a new competence requirement for fire risk assessors and place a number of new duties on RPs, including in relation to the recording, retention and sharing of fire safety information and cooperation and coordination with other RPs. Increased fines and a stronger legal standing for guidance issued under the FSO are two other key features.
- Further information, including factsheets can be accessed [here](#).

# The FSA monitoring and evaluation

- **We are developing a framework to monitor the Fire Safety Act**
- **Monitoring the FSA will have four key indicators** that will focus on:
  - 1) Compliance with the FSA
  - 2) Enforcement
  - 3) Capacity
  - 4) The lending market
- There will be a strong focus on engaging with stakeholders to identify further indicators and data sets
- Outcomes we are seeking to achieve from are:
  - to raise widespread awareness of the FSA and deal with issues arising.
  - to provide a robust governance framework for monitoring the FSA.
- **We will be welcoming input on this matter** if you feel like you could contribute to this work or have useful data then please email [Freddie.amos@homeoffice.gov.uk](mailto:Freddie.amos@homeoffice.gov.uk)

# Useful links

## Factsheets and guidance

- [Fire Safety Act 2021 and Fire Risk Assessment Prioritisation Tool \(includes guidance\)](#)
- [Fire Safety \(England\) Regulations 2022](#)
- [Building Safety Act 2022](#)

## NFCC information

- NFCC Q&A on the FSA and Fire Safety (England) Regulations: [Fire Safety Act 2021 and Fire Safety \(England\) Regulations 2022: FAQs \(nationalfirechiefs.org.uk\)](#)

## Fire announcements

- Fire England website – [announcements](#)

# Questions?

# Contact details

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