



Home Office

# The Fire Safety Reform Programme

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# Fire Safety Reform summary

- 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** clarified the application of the Fire Safety Order
  - **The Fire Safety (England) Regulations 2022** implemented a majority of the Grenfell Tower Inquiry Phase 1 report recommendations that require a change in law.
  - **Section 156 of the Building Safety Act** will strengthen the Fire Safety Order
- We are also updating guidance that supports Responsible Persons (RPs) in discharging their duties under the Fire Safety Order

# 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 RPs of (mainly) high-rise residential buildings.
- RPs for relevant buildings will have to comply with these Regulations alongside existing duties.
- The Regulations came into force on **23 January 2023**.
- We published [guidance on the Regulations](#) in December and further [guidance on how to conduct checks on fire doors](#) in January.

# Fire Safety (England) Regulations 2022

## Residential buildings over 18m

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

- **Fire Doors:** undertake 'best endeavours' 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, RPs 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.

# Fire Safety (England) Regulations 2022

- Any questions on the Fire Safety (England) Regulations 2022?

# Section 156 of the Building Safety Act

- Section 156 of the Building Safety Act is how we have strengthened the Fire Safety Order through primary legislation following proposals set out in the Fire Safety Consultation 2020.
- It does this by improving cooperation and coordination between Responsible Persons when there is more than one in a building, making it easier for enforcement authorities to take action against non-compliance and ensuring residents have access to comprehensive information about fire safety in their building.
- Commencement date is TBC but we will publish Article 50 guidance to support Responsible Persons in understanding their new duties before these new requirements come into force.

# Section 156 of the Building Safety Act – the new requirements for all RPs

- All RPs will need to record their fire safety arrangements and their fire risk assessment in full
- RPs will need to record the identity of any person appointed to assist them with the fire risk assessment
- Departing RPs must take reasonable steps to share relevant fire safety information with incoming RPs which includes risk assessment records, the name and address of any other RP/s and identity of anyone appointed to assist with the risk assessment and of accountable person/s in relation to higher risk buildings.
- Strengthen statutory guidance issued under Article 50
- Increase the level of fines from Level 3 (£1,000) to Level 5 (unlimited) for offences in relation to the impersonation of an inspector, failure to comply with specific requirements imposed by an inspector, and failure to comply with requirements relating to the installation of luminous tube signs.

# Section 156 of the Building Safety Act – the new requirements for RPs with residential premises

- RPs must provide residents of buildings containing two or more sets of domestic premises with comprehensible and relevant information about relevant fire matters which include risks to residents, preventative and protective measures, the RP's name and address and identity of any competent persons nominated by the RP to implement firefighting measures or assist with risk assessment
- RPs in higher risk buildings (defined under the BSA as least 18 metres in height or with at least 7 storeys and contains at least 2 residential units) must take reasonable steps to ascertain if there is an Accountable Person and co-operate with them to enable them to carry out their duties under the BSA.

# Section 156 of the Building Safety Act

- Any questions on s156 of the Building Safety Act?

# Useful links

- [Fire Safety Act 2021 and Fire Risk Assessment Prioritisation Tool \(includes guidance\)](#)
- [Fire Safety \(England\) Regulations 2022](#)
- [Check your fire safety responsibilities under the Fire Safety \(England\) Regulations 2022](#)
- [Fire Safety \(England\) Regulations 2022: fire door guidance](#)
- [Building Safety Act 2022](#)