

A guide to Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

This guidance explains which buildings and residents fall within scope of the Fire Safety (Residential Evacuation Plans) (England) Regulations 2025, who holds responsibility, and the obligations they must meet.



Which buildings are affected?

The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 apply to specified residential buildings in England.

A **specified residential building** is defined as a building containing two or more sets of domestic premises which:

- is at least 18 metres in height above ground level,
- has at least seven storeys or
- is more than 11 metres in height above ground level where a **simultaneous evacuation strategy** applies.

A simultaneous evacuation strategy is an evacuation strategy that applies to certain buildings considered to be at a higher risk of fire - where the responsible person has determined that all residents should leave the building in the event of a fire, rather than staying put if they do not feel threatened by the fire.'



Who is responsible?

The regulations apply to responsible persons as defined in the Regulatory Reform (Fire Safety) Order 2005. A **responsible person** in the context of 'specified residential buildings' would typically be the building owner or manager.



Which residents are affected?

The regulations focus on **relevant residents**. A relevant resident is defined in regulation 4 as a:

- resident of domestic premises in a specified residential building,
- where the domestic premises are that person's only or principal residence and
- whose ability to evacuate the building without assistance in the event of a fire is compromised as a result of a cognitive or physical impairment or condition.

The responsible person of a specified residential building is required to use 'reasonable endeavours' to identify those residents who fulfil the criteria set out in regulation 4.



What do responsible persons need to know?

A responsible person must complete the following actions:

- ✓ Identify relevant residents as above.
- ✓ Offer to carry out **person-centred fire risk assessments (PCFRAs)** for each identified relevant resident. A PCFRA is an assessment of:
 - the risks to the relevant resident arising from the resident's compromised ability to evacuate the building without assistance in the event of a fire and
 - any other risks to the resident as regards the building in light of the resident's cognitive or physical impairment or condition.
- ✓ Ensure a PCFRA is carried out for each relevant resident who requests one. **Note that the resident cannot be compelled to engaged with any aspect of the Personal Emergency Evacuation Plans (PEEPs) process.**
- ✓ Following a PCFRA and after discussion with the relevant resident:
 - Implement any mitigating measures that are reasonable and proportionate for the responsible person to take, the costs of which are either borne by the responsible person, the residents of the building or the relevant resident.
 - Prepare an **emergency evacuation statement** which is a written statement recording how the resident will be evacuated in the event of a fire. A copy must be provided to the resident. If the resident does not engage with this stage of the process then no statement can be recorded.
- ✓ Diarise to review the PCFRA no later than 12 months from the date the emergency evacuation statement was recorded or, in the absence of any statement, the date that the PCFRA was completed and before every 12 month anniversary thereafter.
- ✓ Provide the local fire and rescue authority with specific information relating to each relevant resident of the building. That information, which is set out in regulation 10 includes:
 - The resident's flat number
 - The resident's floor number
 - Basic information regarding the assistance that the resident may need on evacuation
 - Whether the resident has an emergency evacuation statement

The information must either be provided electronically or placed in a secure information box in or on the building. This box must comply with the relevant fire safety requirements.

It's important to note that this information can only be provided if the resident has explicitly consented to this.

- ✓ Prepare a **building emergency evacuation plan** including the following:
 - Any instructions to residents relating to the evacuation strategy for the building.
 - Confirmation as to whether there are any relevant residents.
 - Information relating to any other arrangements for evacuating the building.
- ✓ Provide a copy of the building emergency evacuation plan to the local fire and rescue authority and where the building has a secure information box, place a copy of that plan in that box.

**For further information, please
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