



Personal Emergency Evacuation Plans : Preparing for the New Fire Safety Landscape

The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 represent a seismic shift in fire safety philosophy. All residents with disabilities and impairments will be entitled to a person-centred fire risk assessment to consider their specific individual risks and ability to evacuate in emergencies.

Implementation date: 6th April 2026 | Applies to: buildings with 2+ domestic premises, 18m+ high, 7+ storeys, 11-18m with simultaneous evacuation strategies

Scale of the Responsibility

The sector faces unprecedented demand. Home Office impact assessments estimate:

- 131,000 to 248,900 vulnerable residents in high-rise buildings could require PEEPs
- 50% of high-rise residential buildings are classified as social housing
- Burden falls disproportionately on housing associations and local authorities already stretched by record spending

Implementation Hurdles

- **Consent complexity:** Balancing transparency with privacy; no personal data shared without explicit consent
- **Equity:** Ensuring vulnerable residents aren't inadvertently excluded from life-saving support
- **Resource management:** Regulations require annual review, but individual circumstances often change mid-year—requiring sustained resource allocation
- **Ongoing support:** Many residents need equipment or reasonable adjustments; grant funding available but requires investigation and planning

Key Regulatory Requirements

Resident-Centred Approach

- Resident consent required at every stage
- Residents cannot be compelled to participate
- Anticipatory duty to identify needs without residents having to ask
- Must facilitate resident requests for assessment

Data & Documentation

- Building emergency evacuation plan required
- Share plans with local Fire & Rescue Authority
- Place copies in Secure Information Box (if present). FRS can demand a box is installed containing all documents required in the 2022 Fire Safety Regulations

Best Practice & Success Factors

Early adopters are establishing systems to capture resident needs. Forward-looking organisations should:

- Investigate reasonable and proportionate mitigation measures
- Explore funding routes (individual cost, shared benefit, or government grants)
- Invest in staff training and robust data management systems
- Develop clear pathways for self-identification
- Partner with Fire and Rescue Services and supply chain providers

The Opportunity

Residential PEEPs are not merely compliance burdens—they offer genuine opportunities to demonstrate commitment to resident welfare. The person-centred fire risk assessment should lead naturally to residents being able to decide what they should do in a fire. Those who embrace this as a chance to strengthen resident relationships will emerge stronger.

To join the Building and Fire Safety Working Group or other NHMF initiatives, contact: neil.watts@peabody.org.uk