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“New regulations introduce Residential PEEPs to support safer evacuation”

Source: Fire Safety Matters

8th July 2025

From 6th April 2026, the Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 will require ‘Responsible Persons’ (typically building owners or Directors) to identify residents who may need help evacuating in a fire and to take steps to support them.

These residents, referred to as ‘relevant residents’, may have mobility, sensory or cognitive impairments.

The regulations introduce Residential Personal Emergency Evacuation Plans (Residential PEEPs), which include identifying relevant residents, a person-centred fire risk assessment, an agreed emergency evacuation statement, optional consent-based sharing of information with the local Fire and Rescue Authority and the ongoing review of plans and evacuation procedures.

These duties are legally enforceable and apply to residential buildings over 18 metres (or seven storeys) or 11 metres and above with a simultaneous evacuation strategy.

The new rules follow recommendations from the Grenfell Tower Inquiry, which called for legally required evacuation planning for residents unable to self-evacuate. Government consultations found that workplace-style PEEPs were impractical in residential settings.

Participation in Residential PEEPs is voluntary and residents must give explicit consent for information sharing. Enforcement duties will be bestowed upon Fire and Rescue Authorities, although residents in higher-risk buildings can also raise complaints through the Building Safety Regulator.

The supporting factsheet produced by the Ministry of Housing, Communities and Local Government can be accessed at:

[//www.gov.uk/government/publications/residential-personal-emergency-evacuation-plans-residential-peeps/residential-peeps-factsheet#overview](https://www.gov.uk/government/publications/residential-personal-emergency-evacuation-plans-residential-peeps/residential-peeps-factsheet#overview)

More details to follow.....

Dom Maree, Director

DP Maree Limited are fire, health & safety consultants who specialises in the block management sectors. Our services range from risk assessments to asbestos re-inspections, Fire & Safety Bulletins to CPD training.

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