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“Residential PEEPs: Fact sheet – what we know so far”

Source: Gov.UK (Ministry of Housing, Communities & Local Government)

28th October 2025

When and where these Regulations apply:

- The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 are coming into force on 6th April 2026
- The Regulations apply to all buildings that contain two or more sets of domestic premises, and which is either (a) at least 18 metres above ground level or have 7 storeys; or (b) is more than 11 metres in height above ground level that has simultaneous evacuation strategies in place.

What is changing?

- They aim to improve the fire safety and evacuation of residents in specified residential buildings in England who would have difficulties evacuating a building by themselves in the event of a fire.

What is the suite of measures:

- The Responsible Person(s) or RP to identify residents who need Residential PEEPs
- A person-centred fire risk assessment is needed. This is a conversation between the RP and the resident, if one is requested by the resident, to understand their particular risks and identify how their fire safety and evacuation can be improved
- An emergency evacuation statement of what the resident should do in the event of a fire (if agreed between the RP and the resident)
- Information for the Fire & Rescue Service to help inform any operational response (but only if the resident explicitly agrees to that information being shared)
- An ongoing duty to review the person-centred fire risk assessment / emergency evacuation statement and the building emergency evacuation plan.

Resident consent:

- The decision as to whether to participate in Residential PEEPs lies with the resident and they cannot be compelled to participate. This applies also to agreeing the emergency evacuation statement and sharing the prescribed information with the local Fire & Rescue Service.

Please Note: The fact sheet is not guidance or legal advice and should be read as such. The Government plan to issue statutory guidance under Article 50 of the Regulatory Reform (Fire Safety) Order 2005 in Autumn 2025. The link to the fact sheet is <https://www.gov.uk/government/publications/residential-personal-emergency-evacuation-plans-residential-peeps>

Dom Maree, Director

DP Maree Limited are fire, health & safety consultants who specialises in the block management sectors.

For additional advice please contact Dom on 07946 059552 or email dom@dpmaree.com.