

“Residential PEEPs: Fact sheet

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

2nd December 2025 (version 2)

When and where these Regulations apply:

- The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 are coming into force on 6th April 2026. The Grenfell Tower Phase 1 Inquiry Report made these recommendations.
- 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.
- This may be due to a physical mobility issue, some other disability such as having a sight or hearing impairment, or a cognitive condition.
- The Regulations also mandate building emergency evacuation plans in these buildings.

What is the suite of measures:

- The Responsible Persons (typically a building owner, Landlord, Residents Management Company or Right to Manage Company) or RP to identify residents (Relevant Resident) who need Residential PEEPs
- A person-centred fire risk assessment is needed. This is a conversation between the RP and the relevant 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 relevant resident should do in the event of a fire (if agreed between the RP and the relevant 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 relevant 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.

The Responsible Person Toolkit

- This is a resource that provides real-life examples of initiatives put in place by RPs and is intended to help other RPs in considering interventions and strategies with the Residential PEEPs process.

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Sample Key Regulations

- Regulation 5: Identification of relevant residents

It is a legal requirement from 6th April 2026 for the RP to use reasonable endeavours to identify their relevant residents. The decision as to whether to participate in the Residential PEEPs process lies with the resident; a resident cannot be compelled to engage with Residential PEEPs.

- Regulation 6: Person-centred fire risk assessments
 - The RP must offer a person-centred fire risk assessment (PCFRA) to each relevant resident they identify and, where the resident requests one, ensure the PCFRA is undertaken.
 - The PCFRA must include:
 - An assessment of the risk relating to the relevant resident and the premises in light of that resident's cognitive or physical impairment or condition and
 - Consideration of the relevant resident's ability to evacuate the building (without assistance) in the event of a fire.
- Regulation 7: Mitigation of risk
 - The RP must discuss with the relevant resident, with a view to identifying reasonable and proportionate measures for the RP to take to mitigate the risks identified through the PCFRA.
 - The issue around who will pay for the reasonable and proportionate measures.
- Regulation 8: Emergency evacuation statement
 - The RP must use reasonable endeavours to agree with the relevant resident, at the end of the PCFRA, what the resident should do in the event of a fire.
 - This process should be agreed with the relevant resident and written down as a statement.
- Regulation 10: Provision of information to local fire and rescue authority
 - The RP must share the following prescribed information on all relevant residents with the local Fire and Rescue Authority, subject to the explicit agreement of each relevant resident to this information being shared – the relevant resident's flat number and floor number, basic information regarding the degree of assistance that the resident may require to evacuate the building and whether the relevant resident has an emergency evacuation statement.

Please Note: The fact sheet is not guidance or legal advice and should be read as such. The link to the fact sheet is <https://www.gov.uk/government/publications/residential-personal-emergency-evacuation-plans-residential-peeps>

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