



Understanding your responsibilities

Fire Safety (England) Regulations 2022



Cheshire
Fire & Rescue Service

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Introduction

This guide is an introduction to the new requirements imposed under the Fire Safety (England) Regulations 2022. It aims to give some practical and simple advice to people with responsibility for fire safety in residential buildings with two or more sets of domestic premises (i.e. a block a flats).

If you need further information, please contact your local fire and rescue service for help and advice.

What are the Fire Safety (England) Regulations 2022?

The Fire Safety (England) Regulations 2022 or “The regulations”, which apply only in England came into force on January 23, 2023.

The Regulations are being introduced under Article 24 of the existing Fire Safety Order, as an important step towards implementing the recommendations of the Grenfell Tower Inquiry Phase 1 report.

Which buildings do the Regulations apply to?

The Regulations apply to all multi-occupied buildings with two or more sets of domestic premises:

- Under 11 metres in height;
- Above 11 metres in height, but less than 18 metres in height and;
- Above 18 metres in height, or with at least seven storeys.

Requirements under the Regulations vary, dependant on building height. Additional safety measures are now required in all multi-occupied residential buildings. It is important that you understand the type of buildings you manage or have responsibility for.

Who is the responsible person in a residential building?

In residential buildings, this is normally the building owner (landlord), or any other person/organisation who has control of the premises. This might include the managing agent.

Using the Fire Risk Assessment Prioritisation Tool

This tool is an online tool developed by the government, with input from the National Fire Chiefs Council, the Fire Sector Federation and several housing organisations and local authorities.

Its purpose is to support Responsible Persons to develop a prioritisation strategy for updating their fire risk assessments.

The prioritisation tool is not designed to be a risk rating tool to determine whether a building is safe or unsafe. It is not a replacement for a fire risk assessment.

Use of the prioritisation tool is encouraged but is not mandatory. Some Responsible Persons would have already updated their fire risk assessments to include their external walls and flat entrance doors. Others will have their own system of prioritising the buildings that they are responsible for.

Access to this tool can be found on the Home Office website, <https://bpt.homeoffice.gov.uk>



Complying with the Regulations

In this section, you will be provided with information to assist and support you in meeting the requirements of the Regulations, as imposed by the Regulatory Reform (Fire Safety) Order 2005.

Provided below is an overview of the scope of the Regulations in relation to different buildings, dependent on size.

	Residential buildings with two or more domestic premises with common areas, under 11m in height	Residential buildings between 11m and 17.9m in height	Residential buildings 18m (or 7 storeys) and above in height
Information to residents – fire safety instructions	✓	✓	✓
Information to residents – fire doors	✓	✓	✓
Fire door checks (communal and flat entrance doors)		✓	✓
Secure Information Box			✓
Design and materials of external walls			✓
Wayfinding signage			✓
Floor plans and building plan			✓
Lifts and essential firefighting equipment			✓

Residential buildings with two or more domestic premises with common areas, under 11 metres in height

1. Information to residents – fire safety instructions

- a. Fire safety instructions must be placed in a visible part of the building.
- b. Information should be provided in a comprehensible form that residents can reasonably be expected to understand (i.e. considering language barriers and/or disabilities)
- c. Information must include:
 - Instructions relating to evacuation from building
 - Instructions on how to report a fire to the Fire and Rescue Service
 - All instructions relating to what residents should do in the event of fire

2. Information to residents – fire doors

This information should aid residents in protecting themselves from fire where their flat entrance doors can contain a fire within the flat in which the fire starts, and should include the following instructions:

- Fire doors should be kept shut when not in use
- Residents or their guests should not tamper with the self-closing device
- Residents should report any faults or damages with doors immediately to the responsible person



Residential buildings between 11 and 17.9 metres in height

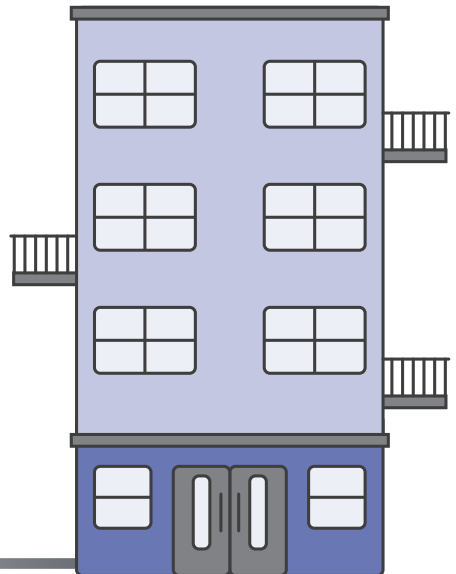
The responsible person, alongside the requirements under 1 and 2, must also:

- 3. Use best endeavours to check the fire doors that form the flat entrance of each individual domestic premises at least every 12 months**
 - a. A record must be kept documenting all attempts made to gain entry to a flat to assess the flat entrance door
- 4. Undertake checks of any fire doors in the communal areas of the building at least every 3 months**

Checks of the fire doors must include ensuring that the self-closing devices are working.

Specific guidance on conducting fire door checks and a sample checklist has been provided by HM Government. These documents are available to use for free on HM Government's website.

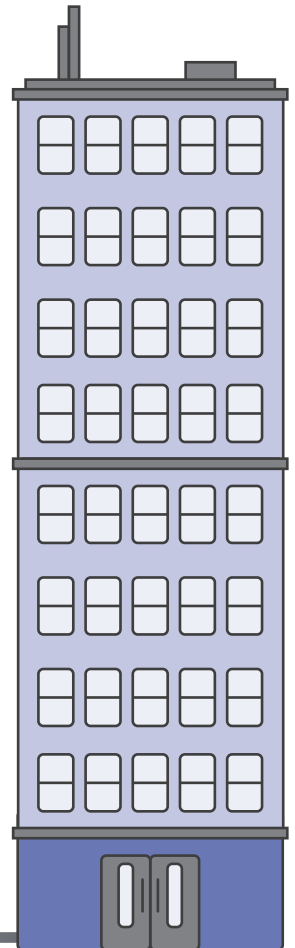
Cheshire Fire and Rescue Service actively encourage responsible persons to read any such guidance and utilise the tools and templates made available to them to assist in achieving compliance with these Regulations.



Residential buildings 18 metres (or 7 storeys) and above in height

The responsible person, alongside the requirements under 1, 2, 3 and 4 must also:

5. **Provide a Secure Information Box (SIB) in or on the premises that is easily accessible for the Fire and Rescue Service to access in the event of fire. The box should be designed so that it can contain documents required to be held under these Regulations and must be secured to protect from unauthorised access and vandalism**
6. **Provide a record detailing the design and material composition of the external walls of the building**
 - a. These records must be submitted on the 23 January each year to your local Fire and Rescue Service. This can be done via our website, <https://www.cheshirefire.gov.uk/fire-protection/legislation-and-consultations/fire-safety-england-regulations-2022/information-on-external-wall-construction/>
7. **Provide signage to assist fire-fighting crews with navigation of the building in the event of fire**
8. **Prepare and provide a floor plan for each floor in the building, that can be used by fire-fighting crews in the event of fire**
 - a. Where two or more floors are the same, a single plan that indicates a change in floor level is acceptable



- b. These records must also be submitted on the 23 January each year to your local Fire and Rescue Service. These should be sent as an email attachment to highriseinfo@cheshirefire.gov.uk

9. Undertake monthly routine checks of lifts for firefighters, evacuation lifts and essential fire-fighting equipment* within the building

- a. Where faults identified cannot be remedied within 24 hours, they should be reported to your local Fire and Rescue Service. In Cheshire, you should do so using our website, <https://www.cheshirefire.gov.uk/fire-protection/legislation-and-consultations/fire-safety-england-regulations-2022/report-building-faults-and-repairs>
- b. Once rectified, any rectification of a fault should also be reported to your local Fire and Rescue Service. In Cheshire, you should submit a fault rectification form via our website

*Essential fire-fighting equipment includes the following:

- inlets for dry-rising mains
- inlets for wet-rising mains
- outlets for dry-rising mains
- outlets for wet-rising mains
- smoke control systems
- suppression systems
- fire detection and fire alarm systems including any detectors linked to ancillary equipment such as smoke control systems
- evacuation alert systems
- automatic door release mechanisms linked to fire alarm systems

Enforcing the Fire Safety (England) Regulations

Cheshire Fire and Rescue Service remains the enforcing authority for fire safety utilising the Regulatory Reform (Fire Safety) Order 2005, in conjunction with these regulations for residential premises with two or more domestic dwellings. If you do not meet the requirements of these regulations, the fire authority will provide practical advice or, if the risk is serious, a formal notice may be issued.

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Keep up to date with what is happening in Cheshire Fire and Rescue Service:



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Cheshire Fire and Rescue Service



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High rise queries - highriseinfo@cheshirefire.gov.uk

For **FREE business fire safety advice**, visit our website or contact your local Protection team:

Warrington & Halton



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Cheshire West & Chester



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