

Actions required following the issue of the new regulations:

The Fire Safety (England) Regulations 2022 from 23 January 2023

AND

Clause 156 of the Building Safety Act “Provision of information to residents of domestic premises”

**Important to note: the regulations are not intended to capture maisonettes, where two flats exist within a converted house and there are no “common parts” through which an individual would evacuate in the event of a fire.** (<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022/fact-sheet-overview>)

<b>Applies to buildings</b>	
<b>at least 18 metres or 7 storeys</b>	<b>Regulation 4; Secure Information Boxes</b>
	To contain:
	Name and contact details of RP and anyone else connected with the building deemed appropriate
	Floor plans showing key fire-fighting equipment
	Single page block plan showing key fire-fighting equipment
<b>at least 18 metres or 7 storeys</b>	<b>Regulation 5; Design and materials of external walls</b>
	External Wall Systems info to FRS and level of risk (Regulation 11 states this has to be provided electronically)
	Guidance to be produced
<b>ALL</b>	Generally: All FRAs need to consider the external wall as part of the assessment
<b>at least 18 metres or 7 storeys</b>	<b>Regulation 6; Floor plans and building plans</b>
	Hard copies in SIBs and electronically sent to FRS ( as stated in Regulation 11)
	Floor plans showing key fire-fighting equipment (as listed below)
	Single page block plan showing key fire-fighting equipment
<b>at least 18 metres or 7 storeys</b>	<b>Regulation 7; Lifts and essential fire-fighting equipment</b>
	Monthly checks will be required for:
	<ul style="list-style-type: none"> <li>• lifts for use by fire fighters</li> </ul>
	<ul style="list-style-type: none"> <li>• evacuation lifts</li> </ul>
	<ul style="list-style-type: none"> <li>• inlets for dry-rising mains</li> </ul>
	<ul style="list-style-type: none"> <li>• inlets for wet-rising mains</li> </ul>
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	<ul style="list-style-type: none"> <li>• smoke control systems</li> </ul>
	<ul style="list-style-type: none"> <li>• suppression systems</li> </ul>

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	<ul style="list-style-type: none"> <li>• fire detection and fire alarm systems including any detectors linked to ancillary equipment such as smoke control systems (in the common parts),</li> </ul>
	<ul style="list-style-type: none"> <li>• evacuation alert systems</li> </ul>
	<ul style="list-style-type: none"> <li>• automatic door release mechanisms linked to fire alarm systems</li> </ul>
	Guidance will be issued to specify which pieces of equipment are subject to a visual inspection or other checks. It is not intended that specialists will be needed for the checks. FRS to be told (as soon as practicable) if a fault cannot be resolved within 24 hours
<b>at least 18 metres or 7 storeys</b>	<b>Regulation 8; Wayfinding signage</b>
	Signage visible in low light flat and floor numbers to comply with ADB (Vol 1 2019 edition incorporating 2020 amendments)
<b>at least 11 metres</b>	But a requirement in all new buildings above 11 metres
<b>ALL</b>	<b>Regulation 9; Information to residents 9 (<i>Applies to ALL multi-occupied residential buildings</i>)</b>
	Responsible persons will need to provide residents with instructions on:
	<ul style="list-style-type: none"> <li>• how to report a fire</li> </ul>
	<ul style="list-style-type: none"> <li>• a reminder of what the evacuation strategy is for that building, and;</li> </ul>
	<ul style="list-style-type: none"> <li>• any other instruction that tells residents what they must do once a fire has occurred, based on the building's evacuation strategy.</li> </ul>
	<ul style="list-style-type: none"> <li>• Responsible persons should display these instructions clearly in their building's communal areas (such as the building's lobby or any conspicuous part of the building) and share directly with residents when they move into the building. This information will need to be re-provided in both the communal area and to residents when a document is updated. This information must also be re-provided to residents on an annual basis. (the information should be in a "comprehensible" form)</li> </ul>
<b>above 11 metres</b>	<b>Regulation 10; Fire doors – properties above 11 metres</b>
	Undertake quarterly checks of all fire doors (including self-closing devices) in the common parts; and,
	Undertake – on a best endeavour basis – annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's common parts. Records need to be kept of the steps taken to comply with this requirement where access hasn't been granted and what has been done to try to gain access
<b>ALL</b>	
ALL	The minimum requirement is for the responsible person to undertake an inspection of the doors to identify any obvious damage or issues. It should not be necessary to engage a specialist for these checks as the responsible person should be able to carry out these checks themselves. There are several useful guides available online which can support a responsible person in undertaking checks.
	A responsible person should consider:
	<ul style="list-style-type: none"> <li>• If there has been any alterations or damage to a door's glazing apertures or air transfer grille</li> </ul>
	<ul style="list-style-type: none"> <li>• If there are any gaps around the door frame and that seals and hinges are fitted correctly</li> </ul>

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	<ul style="list-style-type: none"> <li>• That the door closer shuts the door</li> </ul>
	<ul style="list-style-type: none"> <li>• That the door closes correctly around the whole frame</li> </ul>
	<ul style="list-style-type: none"> <li>• That there is no visible damage (either deliberate or from wear and tear) to the door or door closer</li> </ul>
	<ul style="list-style-type: none"> <li>• If any issues are identified from these checks, it might be appropriate to undertake more detailed checks of doors (or the self-closing device) if any damage is identified from the initial inspection. This could include engaging a specialist.</li> </ul>
ALL	The regulations will also require responsible persons to provide to residents of all multi-occupied residential buildings with two or more sets of domestic premises (that have common parts) information on the importance of fire doors to a building's fire safety.
<b>All</b>	<b>PEEPS/EEIS</b>
	Whilst the responses to the consultation are being considered it would be sensible to be ensure PCFRAs are already being completed in sheltered blocks, as well as those blocks with a waking watch. Having a process in place to reduce the risks for mobility impaired residents, and a plan for an assisted escape, should it become necessary ought to be in place for all properties (including ground floor properties)
	<b>In addition</b>
	<b>Maintenance issues</b>
	<b><i>New regulation from 1 October 2022</i></b>
	Smoke alarms on every storey in each property and a carbon monoxide alarm is in any room used as living accommodation which contains a fixed combustion appliance (excluding gas cookers).
	There is a need to review existing arrangements for dealing with faults to individual alarms to ensure there is a prompt response, and that it is properly recorded
	Fire doors: arrangements for dealing with faults/repairs <b>Care needs to be taken re door warranties and competence of operatives</b>
	<b><i>Electrical testing consultation underway.</i></b> If you are not already testing properties every 5 years, it would be sensible to begin to review how void electric checks are recorded and begin to plan to introduce those checks across all properties
	Generally: All FRAs need to consider the external wall and balconies as part of the assessment
<b>ALL</b>	<b>Clause 156 of the Building Safety Act "Provision of information to residents of domestic premises." As at 12 September 2022, no implementation date yet proposed</b>
	<p><b>21A (1)</b> This article applies in relation to a building containing two or more sets of domestic premises.</p> <p>(2) The responsible person must give residents of the domestic premises comprehensible and relevant information about the relevant fire safety matters</p> <p>(3) The relevant fire safety matters are—</p> <p>the risks to residents of the domestic premises identified by the risk assessment;</p> <p>the preventive and protective measures;</p> <p>the name of the responsible person and an address in the United Kingdom at which the responsible person, or someone acting on their behalf, will accept notices and other documents;</p>

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	<p>the identity of any person appointed by the responsible person to assist them with making or reviewing an assessment under article 9;</p> <p>the identity of any persons nominated by the responsible person under article 13(3)(b);</p> <p>any risks of which the responsible person has been informed under article 22(1)(c);</p>
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