

FIRE REGULATIONS



The new fire regulations and what you need to know

What are these changes?

We enclose information in relation to the fire safety in your building as part of the new legislation contained in the Fire Safety Act 2021 and Building Safety Fire 2022 and subsequent regulations following the tragic events of the Grenfell Fire in 2017. From these important pieces of legislation: the Fire Safety (England) Regulations 2022 ("the Regulations") were introduced. The enclosed is not an exhaustive list of the regulations, but does provide an introductory overview for you.

What changes have been made?

The legislation has been introduced to improve how we manage and control the risk of fire and smoke in multi occupied residential buildings. The laws create new changes to regulations aiming to improve fire safety. Some key details are summarised below.

There are two important points that may affect you.

- The new legislation tries to clarify and suggests the possibility that your building might contain several people / persons or organisations responsible for fire safety (RP's) inside your development from you (as a home owner) to your landlord or freeholder.
- The impact of the legislation can loosely be categorised by the height of your building - under 11m, 11m to 18m, and over 18m.

We have provided further details explaining these regulations and who is responsible for implementation and compliance.

Is my apartment covered under the new regulations?

The Acts clarify that where a building contains 2 or more sets of domestic premises, the Fire Safety Order and the new legislation applies.

What is covered by the legislation?

The act applies to:

- The building structure and external walls (including windows, balconies, cladding, insulation, and fixings) and any common parts.
- All doors between domestic premises and common parts such as flat entrance doors.

What do Responsible Persons (RP's) need to do?

The Act also provides greater clarity on who is responsible for the implementation of the Fire Safety Order of 2005 in blocks of apartments. The various Acts' and regulations also extend the roles of Responsible Persons (RP's) in multi-occupied buildings and in many cases, there can now be many RPs for a multi-occupied building.

RP's must manage and reduce the risk of fire for:

- The structure and external walls of the building, including anything attached to the exterior of those walls, such as the cladding, balconies, windows and the common areas.
- Entrance doors to individual flats that open onto the common parts.



Who is a Responsible Person?

Based on the definition above and your lease, there can be multiple RPs in a block of apartments (multi-occupied building).

For example, your landlord is usually responsible for the fire safety in the common areas, typically overseen by an appointed managing agent. If, for example, your lease makes you the owner of your own front door, you are also an RP in relation to that front door and must ensure that it complies with the new regulations. We set out below details to assist you as an RP to comply with the requirements of the Law.

Where the works required to a block of apartments are not your responsibility, your landlord or Principle Accountable Person is either doing the works necessary to be compliant or the new requirements are starting to be implemented in a phased programme.

What do the Fire Safety (England) regulations require Responsible Persons (RP's) to do?

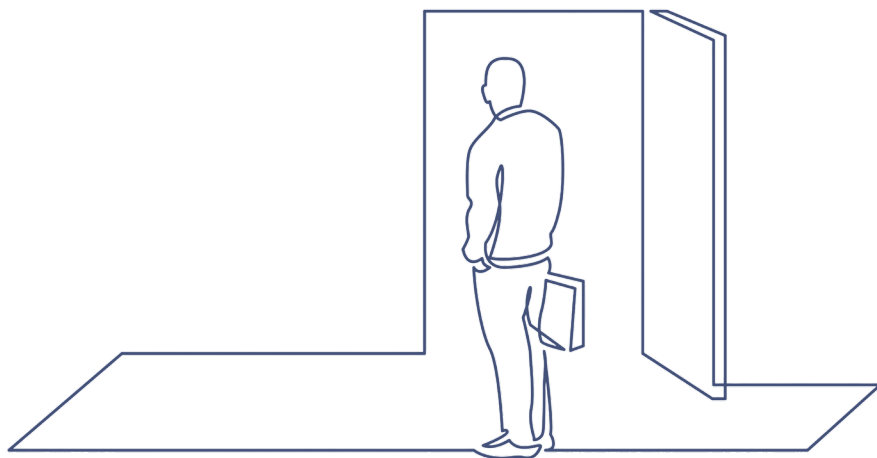
Most of the requirements set out in the regulations are imposed on the responsible person. The Regulations require RPs in multi-occupied residential buildings to take specific actions, depending on the height of the building:

- Some provisions apply regardless of height
- More are needed once a building reaches 11 meters (5 stories)
- Further requirements are introduced when a building reaches 18 meters (7 stories) or more – High Rise Buildings (HRB's).

All Buildings

The Regulations set out requirements for RPs of all multi-occupied residential buildings, of two or more sets of domestic premises:

- **Fire Safety Instructions:** they must provide relevant safety instructions to their residents on how to report a fire and what a resident must do once a fire has occurred.
- **Fire Door Information:** provides residents with information relating to the importance of fire doors in fire safety of multi occupied buildings – and what you need to do.



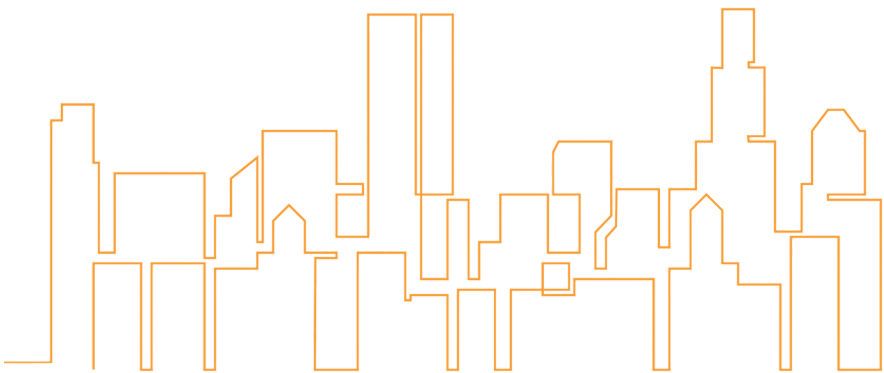
Buildings 11m to 17.99 meters in height

The Regulations also set out specific requirements for PRs of multi-occupied residential buildings of over 11 meters in height:

- **Annual and quarterly checks to Fire Doors: They must undertake best endeavours to carry out annual checks of flat entrance doors. They must undertake quarterly checks of all fire doors in the common parts.**

MLM have begun a full programme to check all common part fire doors and assist to inspect apartment front doors. When you are contacted by MLM, it is important that you arrange to allow for the appointed assessor to inspect your door at the appointed time.

A report on the condition of the door in relation to its firefighting properties and any remedial work will be sent to you. As you are most likely (as the flat owner) to be the RP for your front door, it will be your responsibility to arrange for these works to be done and the resulting confirmation sent to us for storage with the building documents as the new law prescribes.



Buildings 18 meters and over in height – High Rise Buildings

The Regulations for high rise residential buildings (at least 18m or 7 stories in height) also require Responsible Persons to:

- **Register of HRB's – Building Safety Case:** All HRB's are required to have a building safety case approved by the HSE (the regulator) for oversight and enforcement for the new rules for such buildings.

Where instructed, MLM have already registered all HRB's and have put in hand the mechanism for specialist professionals to put together the Building Safety Case ready for the regulator to review. NOTE: Building Safety Cases will be required to be kept up to date and made ready for re-inspection every 5 years.

- **Building Plans:** Provide their local Fire and Rescue Service with up-to date building floor plans by electronic means and to place a hard copy of these plans, alongside a single page building plan which identifies key firefighting equipment, in a secure information box on site.

MLM have already put this information together to meet this requirement where instructed.

- **External Wall systems:** Provide to their local Fire and Rescue Service information about the design and materials of a high-rise building's external wall system and to inform the Fire and Rescue Service of any material changes to these walls. Also, they will be required to provide information in relation to the level of risk that the design and materials of the external wall structure gives rise to and any mitigating steps taken.

MLM have already started to gather this information to meet this requirement ready for adoption and inspection by the regulator.

Buildings 18 meters and over in height – High Rise Buildings / Continued

- **Lifts and other key firefighting equipment:** Undertake monthly checks on the operation of lifts intended for use by firefighters, and evacuation lifts in their building and check the functionality of other key pieces of firefighting equipment. They will also be required to report any defective firefighting lifts to their local Fire and Rescue Service as soon as possible after detection if the fault cannot be fixed within 24 hours, and to record the outcome of the checks and make them available to residents.

We are already undertaking these new regulations as part of the management functions of your development.

- **Secure information boxes:** Install and maintain a secure information box in the building. This box must contain the name and contact details of the RP and hard copies of the floor plans.

We have already started to get this information together to meet this requirement.

- **Resident Engagement Strategy:** RP's and PAP's have a requirement under the new regulations to have an active engagement strategy on fire safety with all residents in HRB's.

MLM have designed and implemented their resident engagement processes.

- **Wayfinding signage:** Install signage visible in low light or smoky conditions that identifies flat and floor numbers in the stairwells of relevant buildings.

This item already forms part of the health and safety work done to your building.

Summary



	Residential buildings with 2 or more domestic premises with common areas	Residential buildings between 11m and 17.9m in height	Residential buildings 18m (or 7 storeys) and above in height
Building Safety Act 2022 <ul style="list-style-type: none"> ✓ Principal Accountable Person ✓ Registration of buildings in scope ✓ Safety Case Report ✓ Mandatory Occurrence Reporting ✓ Resident Engagement Strategy ✓ Building Assessment Certificate 			
Fire Safety Act 2021 <ul style="list-style-type: none"> ✓ Structure and external walls (including windows, balconies, cladding, insulation, and fixings) and any common parts ✓ All doors between domestic premises and common parts such as flat entrance doors 			
Regulatory Reform (Fire Safety) Order 2005 <ul style="list-style-type: none"> ✓ Responsible Person ✓ Fire Risk Assessment ✓ General Fire Precautions 			
Fire Safety (England) Regulations 2022	<ul style="list-style-type: none"> ✓ FRA Prioritisation tool ✓ Information to residents on doors and fire instructions 	Plus <ul style="list-style-type: none"> ✓ Fire door checks 	Plus <ul style="list-style-type: none"> ✓ Secure information boxes ✓ Design and material of external walls ✓ Floor and building plans ✓ Lifts and fire fighting equipment ✓ Wayfinding signage



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