

Fire Safety Guidance Note: Residential PEEPs

GN104

Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

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Contents

1	Introduction	2
2	Where do the Regulations apply	2
3	Identifying Relevant Residents	3
4	Person-centred fire risk assessment	4
5	Engaging with Relevant Residents	5
6	Mitigation of risks.....	5
7	Emergency evacuation statement	6
8	Review	7
9	Provision of information to Fire and Rescue Services	7
10	Building emergency evacuation plans	8
11	Enforcement	9
	Appendix 1 - Residential PEEPs – Information for firefighters.....	10
	Appendix 2 – Building emergency evacuation plans template.....	11

Explanatory Note:

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005, as amended by the Fire Safety Act 2021, (The Order) in London.

This Guidance Note provides general fire safety advice to assist persons responsible for fire safety to comply with The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025. It also provides additional recommendations to further support disabled, older and vulnerable residents to evacuate safely in case of a fire.

This Guidance Note is one of a series produced by London Fire Brigade (LFB) to provide advice on various aspects of fire safety. If you require any further guidance on the advice given or require advice on another topic, please visit the LFB website at <http://www.london-fire.gov.uk> or you can telephone or visit your local Fire Safety Office (telephone 020 8555 1200 and ask for your nearest Fire Safety Office).

1 Introduction

- 1.1 [The Fire Safety \(Residential Evacuation Plans\) \(England\) Regulations 2025](#), coming into effect on **4 April 2026**, aim to implement the Phase 1 recommendations of the Grenfell Tower Inquiry. Their purpose is to enhance fire safety and ensure effective evacuation for disabled and vulnerable residents in high-rise and higher-risk residential buildings.
- 1.2 The Phase 1 Report of the Grenfell Tower Inquiry recommendations 33.22(c), (e) and (f) called for:
 - "Personal Emergency Evacuation Plans (PEEPs) for residents of high-rise residential buildings who cannot evacuate the building without assistance (e.g. due to reduced mobility or cognition).
 - The inclusion of information on residents with reduced mobility and their associated PEEP in the secure information box of high-rise residential buildings.
 - To draw up and regularly review building-wide evacuation plans for high-rise residential buildings, and to share them with the local Fire and Rescue Services, and place in an information box on the premises".
- 1.3 The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 are known as 'Residential PEEPS'. Through them, residents who would have difficulty evacuating high-rise residential buildings without assistance in the event of a fire will be entitled to a 'Person-Centred Fire Risk Assessment' and an 'Emergency Evacuation Statement' to identify support they may need to evacuate.
- 1.4 This guidance note is not intended to provide detailed guidance on the Regulations; this can be found in the guidance issued by HM Government available here: [Residential Personal Emergency Evacuation Plans \(Residential PEEPs\) - GOV.UK](#).

2 Where do the Regulations apply

- 2.1 The Regulations apply to all high-rise residential buildings¹, and any multi-occupied residential buildings more than 11 metres in height above ground level that have simultaneous evacuation

¹ A high-rise residential building contains two or more sets of domestic premises and is at least 18 metres above ground level or have at least seven storeys (see Regulation 3(1)(a) & (b)).

strategy² in place. These are known as 'specified residential buildings'. They only apply in England.

- 2.2 Simultaneous evacuation strategies include those that are temporarily in place due to significant fire safety risks such as combustible external facades.

LFB position on application of RPEEPs

- 2.3 LFB fully supports the introduction of these Regulations and believes that Responsible Persons should go further and offer Residential PEEPs to all relevant residents in all their multi-occupied residential buildings regardless of the height of the building. This will ensure that all residents, including those who cannot evacuate the building without assistance, have equity with regards to the right to evacuate a building in the event of a fire.

3 Identifying Relevant Residents

- 3.1 Under the Regulatory Reform (Fire Safety) Order 2005 (as amended), (the Fire Safety Order), all lawful residents of residential buildings are "relevant persons". The Fire Safety Order states that a Fire Risk Assessment (FRA) should consider "any group of persons ... being especially at risk". This would include disabled people, children and anyone who requires assistance to evacuate in case of fire.
- 3.2 The Residential PEEPs Regulations apply to "relevant residents". A 'relevant resident' is a 'relevant person':
- (a) "Who is a resident of a domestic premises in a specified residential building, where the premises are their only or principal residence, and
 - (b) they are unable to evacuate the building without assistance in the event of a fire due to a cognitive or physical impairment or condition". For example, wheelchair users, residents with learning difficulties or cognitive conditions such as dementia.
- 3.3 This also includes residents with a temporary condition, such as a sporting injury or whilst recovering post-surgery etc., that reduces their ability to self-evacuate in the event of a fire.
- 3.4 The Responsible Person in relation to a specified residential building **must** use 'reasonable endeavours' to identify relevant residents of that building.
- 3.5 Reasonable endeavours refer to the actions a Responsible Person should take to identify and engage with relevant residents. This duty can be balanced against practical considerations, including cost and proportionality.
- 3.6 Ultimately, what is considered a reasonable endeavour can only be decided by a court of law. However, as the Enforcing Authority, LFB expects Responsible Persons as a minimum to:
- (a) Review their Fire Risk Assessment regarding these Regulations to identify any relevant residents.
 - (b) Implement a system(s) whereby a resident can self-identify to the Responsible Person that they are a relevant resident.
 - (c) To send communications to all residents informing them of their rights to a Residential PEEP and how to request one. This should be at least at the point where the Responsible Person

² A "simultaneous evacuation strategy" is a strategy for evacuation where all persons in the building should leave the building immediately in the event of a fire. (see Regulation 3(3)).

first becomes aware that a new resident moves in; every twelve months thereafter as an annual reminder to residents; and when an individual self identifies themselves as requiring a PEEP.

- (d) Communications should be available in accessible formats (see 'Section 5: Engaging with Residents' below) and made available, at request, and/or to a residents representative (i.e. an individual with a lasting or enduring power of attorney in relation to the relevant resident, or a deputy appointed in relation to that resident by the Court of Protection), or a trusted partner (e.g. family, carer, spouse etc.).

- 3.7 Further examples of approaches to identifying relevant residents can be found in the HM Government [Responsible Person Toolkit](#).

LFB position on identifying relevant residents

- 3.8 To safeguard relevant residents, LFB believes Responsible Persons should go further than what is merely reasonable to identify them and satisfy themselves that no relevant resident has been missed and that their FRA is suitable and sufficient in identifying those persons especially at risk.

4 Person-centred fire risk assessment

- 4.1 The Responsible Person **must** offer a Person-Centred Fire Risk Assessment (PCFRA) to each relevant resident they identify and ensure a PCFRA is carried out for each relevant resident who requests one.
- 4.2 Under these Regulations a PCFRA is an assessment of:
 - (a) "The risks to the relevant resident arising from the resident's compromised ability to evacuate the building without assistance in the event of a fire, and
 - (b) any other risks to the resident as regards the building in light of the resident's cognitive or physical impairment or condition".
- 4.3 The overall purpose of the PCFRA is to identify fire safety risks to the relevant resident, that are not necessarily faced by other residents or covered by the building FRA. This assessment is then used to identify potential suitable mitigating measures against these risks.
- 4.4 The decision as to whether to participate in the Residential PEEPs process and have a PCFRA lies with the resident. The Responsible Person cannot compel a resident to engage with Residential PEEPs. However, they should reasonably engage with the resident and clearly explain the benefits to them and their safety from having a Residential PEEP.
- 4.5 LFB recommends that Responsible Persons keep records where relevant residents decline a PCFRA to demonstrate their due diligence.

LFB position on PCFRA:

- 4.6 Currently, the Regulations do not require a Responsible Person to assesses the fire risks within a relevant residents' domestic premises. As the Government has announced that this will become a legal requirement in the future, LFB recommends Responsible Persons include considerations of fire safety risks and mitigations within relevant residents' domestic premises in their PCFRA now, subject to the consent and support of the resident.
- 4.7 LFB believes that a suitable and sufficient PCFRA should also consider whether the relevant resident is at an increased risk of fire (within their domestic premises), and if they are less able to

react to, or escape from fire. As taking steps to prevent a fire is one of the best ways to protect relevant residents and persons, the PCFRA should also identify and implement appropriate control measures for these risks, such as fitting smoke alarms or providing fire safety in the home advice. Our Home Fire Safety Checker is a simple tool that can be used to help identify risks and provide advice about safety in the resident's home. It is available to use here: [Home Fire Safety | London Fire Brigade](#).

- 4.8 Whilst there is no requirement that a specialist is used to carry out the PCFRA, LFB believes that employees carrying out a PCFRA should have the capabilities to do so. To ensure quality PCFRA are carried out we recommend that Responsible Persons either use qualified and suitably experienced assessors, and ensure their staff are properly trained.
- 4.9 LFB recommends recording the PCFRA including any measures to mitigate risks and how these were determined.
- 4.10 We have a PCFRA template available on our website here: [Checklist for Person-Centred Fire Risk](#).

5 Engaging with Relevant Residents

- 5.1 Responsible Persons should consider the barriers that many relevant residents face, when engaging with them during a PCFRA process. Many vulnerable or neurodivergent residents might have difficulty engaging with a PCFRA because information is not provided in an accessible way.
- 5.2 London Fire Brigade strongly recommends that Responsible Persons should assess what actions they can take to remove barriers. All engagement should be accessible, inclusive, and respectful. This will help ensure all relevant residents have the necessary information to make informed decisions about their involvement with the PCFRA process. It will also ensure any PCFRA undertaken is meaningful and that any recommended actions and/or control measures are understood.
- 5.3 Examples of communication support include documents translated into Easy Read, large print, Braille, British Sign Language, or other languages (where English is not a first language). This could also include, providing residents who do not have access to digital resources, with physical copies of any information about PCFRA process, or the use of an interpreter/sign language interpreter to support during meetings with relevant residents.

6 Mitigation of risks

- 6.1 Following a PCFRA, the Responsible Person must, after discussion with the relevant resident, implement any reasonable and proportionate measures to mitigate any risks identified.
- 6.2 Whether a measure is reasonable and proportionate to implement is dependent on who pays for it. Resident engagement is an important part of this process to explain the risks identified and how the proposed measures will mitigate this risk and improve their safety.
- 6.3 The [RP Toolkit](#) provides a range of examples of reasonable and proportionate measures. These include in-flat prevention measures as well as common part mitigations.

LFB position of mitigation of risks:

- 6.4 The intent of fire safety legislation is to safeguard people from fire by identifying risks and taking measures to reduce these to as low as reasonably practicable. By only implementing mitigation

measures based on cost and who pays, LFB is concerned this may result in some relevant residents being left at known risk, leaving them more vulnerable in case of fire. LFB strongly recommends Responsible Persons give careful consideration when not implementing mitigation measures to known risk(s) on the basis that the relevant resident is unable to pay for these.

- 6.5 LFB is also concerned the cost of mitigation measures may lead relevant residents to look for cheaper alternative using online marketplaces. This could introduce new fire risks if the product(s) do not meet UK safety standards and are not fit for purpose. LFB recommends Responsible Persons engage with residents and clearly explain the risks.
- 6.6 LFB also recommend that Responsible Persons make effective arrangements for any equipment introduced as part of the RPEEPs process to ensure it is maintained in an efficient state, in efficient working order and in good repair. This should include engaging with resident about any manufacturer recommendations for the safe use of the equipment.

7 Emergency evacuation statement

- 7.1 On completion of the PCFRA process, the Responsible Person should discuss and agree with the relevant resident, what the resident should do in the event of a fire affecting them.
- 7.2 Where the relevant resident agrees with the Responsible Person on what they should do in the event of a fire, this must be recorded in a written emergency evacuation statement, and a copy provided to the relevant resident.
- 7.3 An evacuation statement can only be produced if the relevant resident agrees with the RP on what they should do in the event of a fire. Where the relevant resident disagrees, the Responsible Person should use reasonable endeavours to agree an evacuation plan with the residents and clearly explain the benefits to them and their safety from agreeing an evacuation plan and recording it in an emergency evacuation statement.
- 7.4 Where no agreement is reached, LFB recommends keeping records of any discussions with a relevant resident, including the steps they have taken to engage with the resident.

LFB position on emergency evacuation statements:

- 7.5 In the absence of a prescribed format for the emergency evacuation statement, LFB recommends that this includes the following information (this is not an exhaustive list):
 - (a) What the resident has agreed to do in the event of a fire affecting them (to escape their flat and to escape communal areas).
 - (b) What the Responsible Persons has agreed to do in supporting the resident's evacuation (e.g. provision of a reasonable and proportionate measure).
 - (c) Any arrangements the resident has made with others (such as a neighbour/carers/family member) to provide support.
 - (d) What equipment is required to support the resident's evacuation. This includes any medical equipment or medication the resident may need once evacuated.
 - (e) Where the resident will go once evacuated (e.g. location of refuge point, assembly point or any local shelters).
 - (f) Any agreed emergency contact(s).

- 7.6 LFB believes that a statement including at least the above will ensure accurate information is provided in a consistent and clear format. As a copy of the evacuation statement must be provided to the resident, Responsible Persons should produce this in a format that is accessible to the resident. This is to ensure the resident understands the statement and can review it contains what was agreed.

8 Review

- 8.1 The RP must review the Residential PEEPs process (i.e. the person-centred fire risk assessment, mitigating measures and emergency evacuation statement):
- (a) no later than 12 months after the emergency evacuation statement is first recorded, or, where no statement is agreed, the person-centred fire risk assessment is carried out, and before the end of every period of 12 months thereafter.
 - (b) if there is reason to believe the person-centred fire risk assessment or emergency evacuation statement requires amending or updating; for example, if there are major changes to the building which the Responsible Person believes would have an impact. In this instance, the 12-month re-review time starts to run following this review.
 - (c) at the reasonable request of a relevant resident; for example, if their condition had changed.

LFB position on reviewing Residential PEEPs process:

- 8.2 Whilst there is no requirement to record the review of the Residential PEEPs process, LFB recommends that this is recorded to demonstrate due diligence.
- 8.3 LFB also recommend that the Responsible Person engages with their relevant residents. This would help ensure that the residents are confident to request a review if their mobility or other impairment substantially changes their ability to evacuate, or new fire risks have been introduced into their home (e.g. new equipment, oxygen cylinders etc.).
- 8.4 LFB believes it would also be best practice to review the Residential PEEPs process following any evacuation of a relevant resident. This could be due to a planned fire drill, false alarm or emergency incident. This review should check that the process worked as expected and highlight any areas of improvement.
- 8.5 Where any review of the Residential PEEP process indicates significant changes to the building risk, the Responsible Person should consider whether they also need to review their FRA under Article 9(3) of the Fire Safety Order.

9 Provision of information to Fire and Rescue Services

- 9.1 The Responsible Person must share the following prescribed information on all relevant residents with their local Fire and Rescue Authority:
- (a) the resident's flat number.
 - (b) the resident's floor number.
 - (c) basic information regarding the degree of assistance that the resident may require to evacuate the building.
 - (d) Whether the resident has an emergency evacuation statement.

- 9.2 This information should only be provided to the local fire and rescue authority where the relevant resident has given explicit consent to this information being shared with the fire and rescue service. Where consent is not given the Responsible Person should engage with the resident and clearly explain the benefits to them and their safety from this information being available to firefighters.
- 9.3 The sharing of relevant residents' personal information must comply with data protection legislative requirements.
- 9.4 The local Fire and Rescue Authority can choose to receive this information either by electronic means or by placing a hard copy in a secure information box (See *Regulation 10(3)*).

LFB position on sharing information with fire and rescue services:

- 9.5 LFB have chosen to receive the required Residential PEEPs information by hard copy placed in a secure information box.
- 9.6 We will not receive any information provided by electronic means. Where information is provided electronically it will be deleted from our records.
- 9.7 Where a specified building does not have a secure information box already installed, the Responsible Person must install one.
- 9.8 Good practice on the installation of secure information boxes can be found in the "Code of Practice for the provision of Secure Information Boxes in Residential Buildings" produced by the Fire Industry Association and the National Fire Chiefs Council.
- 9.9 As well as the Residential PEEPS information, the Responsible Person must also meet the requirements in regulation 4(3) to (5) of the Fire Safety (England) Regulations 2022. More information on these regulations can be found in: [Check your fire safety responsibilities under the Fire Safety \(England\) Regulations 2022 - GOV.UK](#).
- 9.10 To support Responsible Persons LFB have developed a template in Appendix 1 for these purposes. Whilst there is no obligation to use this template, it provides our firefighters with the information they need in a format that can be quickly viewed and assessed during an incident.

10 Building emergency evacuation plans

- 10.1 The Responsible Person must prepare a separate 'Building Emergency Evacuation Plan' (BEEP) and share this plan with their local Fire and Rescue Authority. If the building has a secure information box, a copy of the BEEP should be placed within it.
- 10.2 The building emergency evacuation plan must include:
 - (a) "Any instructions to residents relating to the evacuation strategy for the building required under regulation 9(2)(b)(i) of the Fire Safety (England) Regulations 2022,
 - (b) confirmation as to whether or not there are relevant residents, and
 - (c) information relating to any other arrangements for evacuating the building".
- 10.3 The Responsible Person must review the BEEP no later than 12 months after the plan is first prepared, and before the end of every period of 12 months thereafter. They must also review it if there is reason to believe it needs amending. If the plan is updated or amended because of this review, then as soon as reasonably practicable the Responsible Person must share the amended or updated plan with the local Fire and Rescue Authority.

LFB position on BEEPs

- 10.4 LFB have a High-Rise Building Portal that allows Responsible Persons to electronically share their BEEP. Responsible Persons can register and access the High-Rise Building Portal here: [High Rise Building Portal](#). A copy of the BEEP must also be placed in the building's secure information box.
- 10.5 For Responsible Persons of high-rise residential buildings, there will be a section for uploading the BEEP in addition to the information required by the Fire Safety (England) Regulations 2022. For Responsible Persons of multi-occupied residential buildings more than 11 metres in height above ground level that have simultaneous evacuation strategy in place, only the BEEP section will be required.
- 10.6 Whilst the Regulations prescribe what a BEEP must include there is no prescribed format to record and share the BEEP. For consistency and ease of uploading on to our High-Rise Building Portal, LFB have produced a simple template in Appendix 2 that Responsible Persons may use.

11 Enforcement

- 11.1 LFB will regulate the Residential PEEPs Regulations in specified residential buildings in a fair and objective way in accordance with our [Enforcement Policy Statement](#). We will take reasonable, proportionate and firm enforcement action for any non-compliance under these Regulations that leaves a relevant resident at risk when necessary.
- 11.2 LFB will not arbitrate any disputes between a Responsible Person and a resident as part of the Residential PEEPs process. If there's a dispute, we will advise that the disagreement should be referred to an appropriate dispute resolution process, such as a responsible person's complaint's procedure, an ombudsman service, or the relevant housing authority.
- 11.3 However, where a relevant resident raises concerns about a Responsible Person not engaging with them to implement the requirements of these Regulations, such as not offering them a PCFRA when requested, we will carry out inspections and other activities to check compliance.
- 11.4 Information on the Building Safety Regulators role in high-rise residential buildings with regards to these Regulations is available in 'Residential PEEPs: [Guidance for Responsible Persons: Enforcement of Residential PEEPs](#)'.

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Appendix 1 - Residential PEEPs – Information for firefighters

Full Building Address	Total number of Floors:	
	Total number of Flats:	
	Number of residents who have difficulty self-evacuating:	
	Floor plans included in secure information box:	
	Information correct as of (date):	dd/mm/yyyy

Floor Number	Flat Number	Number of people who may require assistance?	Summary of assistance that the resident may require to evacuate the building Describe	Potential number of Firefighters required?	Resident has Emergency Evacuation Statement? Y/N	Statement includes assistance from others (e.g. family, carers, or neighbours).	Social alarm monitoring centre contact details.
10	40	1	Older person who uses mobility scooter. Difficulty using stairs. Oxygen cylinder in bedroom.	3+	Y	Wife	[name] [phone number]
6	18	1	Using crutches. Can use stairs slowly.	2	Y	N	[name] [phone number]

3+ Firefighters	Resident is unable to evacuate unassisted. For example, bariatric person, wheelchair user or a person who requires medical assistance. Resident requires additional equipment or evacuation aid(s). For example, a hoist or evacuation chair.	2+ Firefighters	Resident requires additional support to evacuate. For example, people with a visual, hearing or cognitive impairment but who are mobile. They may require additional equipment. For example, a walking frame or crutches.	2 Firefighters	Resident may need some assistance to evacuate. They do not require any additional equipment. For example, a person with a temporary condition.
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Note: the potential number of firefighters is intended as an indicative guide only. The incident commander will always make the decision on how many firefighters will assist a resident if they determine an emergency evacuation is necessary. If unsure you may leave this space blank.

Appendix 2 – Building emergency evacuation plans template

- 1 What is your building evacuation strategy?
 - (a) Stay Put.
 - (b) Simultaneous.

- 2 If simultaneous evacuation strategy, is it:
 - (a) temporary simultaneous evacuation strategy.
 - (b) permanent simultaneous evacuation strategy.

- 3 Does your building include relevant residents?
 - (a) Yes.
 - (b) No.

- 4 If your building has relevant residents – confirm that up-to-date information on these residents is placed in the Secure Information Box.

- 5 Have you given all residents fire safety instructions on:
 - (a) The evacuation strategy of the building.
 - (b) How to report a fire to the LFB.
 - (c) What to do in the event of a fire.
 - (i) In their own flat.
 - (ii) Anywhere else in the building.

- 6 Does your building have any of the following?
 - (a) Evacuation lift.
 - (b) Emergency Evacuation Alert system.
 - (c) Waking Watch.
 - (d) A fire alarm system that evacuates all residents simultaneously.

- 7 When adding to the buildings secure information box include:
 - (a) Date of completion: [dd/mm/yyyy]
 - (b) Completed by: [add name]
 - (c) Date of review: [dd/mm/yyyy]
 - (d) Completed by: [add name]