

CLIENT FACT SHEET 7 – THE FIRE SAFETY ENGLAND REGULATIONS 2022

INTRODUCTION

The purpose of this fact sheet is to give an overview of the Fire Safety (England) Regulations 2022.

ORIGINS

[Regulatory Reform \(Fire Safety\) Order 2005](#)

[Fire Safety \(England\) Regulations 2022](#)

FURTHER INFORMATION

[Rendall & Rittner](#)

[Broadcast Video](#)

[Client Fact Sheet 4](#)

DISCLAIMER

This fact sheet is intended as a summary of our understanding of this matter as at the time of publication and does not constitute advice.

Information correct as at 17.01.2024

REQUIREMENTS

The Fire Safety (England) Regulations 2022 (The Regulations), brought in new responsibilities for the Responsible Person (RP) under the Regulatory Reform (Fire Safety) Order 2005 (FSO).

Under the new regulations, the RP must provide information to the Fire & Rescue Services (FRS) to assist them in providing an effective operational response.

Relevant To All Buildings, Regardless of Height

All residents must be provided with fire safety instructions which include how to report a fire within their building. The fire safety instructions should also include what the residents must do in the event a fire has occurred based on the building's evacuation strategy (i.e. stay put or evacuation). The instructions must provide information relating to fire doors and the importance they play in fire safety of the building. Any other relevant information must also be included that is specific to the building.

Relevant To All Buildings 11M & Over

The RP must use their best endeavours to undertake annual checks of flat front doors. All common part fire doors must be checked quarterly. Quarterly checks are not intended to be complex and should not need the involvement of a specialist, unless issues are identified, though once a year this check must be carried out by a specialist.

Relevant To All Buildings 18M & Over

The RP must provide [building plans](#) to their local FRS in a digital form. The plans must identify key fire-fighting equipment.

The RP must provide information to their local FRS regarding the design and materials of the [external wall system](#). Any changes must also be provided.

[Monthly checks](#) must be undertaken on all lifts intended for use by firefighters and evacuation lifts. Checks must also be done on other key firefighting equipment. Any defects must be reported to the FRS if it cannot be resolved within 24 hours.

[Secure information boxes](#) must be installed that contain UK contact details of the RP in addition to hard copies of the building plans.

The RP must install [wayfinding Signage](#) that identifies flat and floor numbers in low visibility lighting.

KEY DATES

The Fire Safety (England) Regulations 2022 came into force on 23rd January 2023.