

Fire Safety In Purpose-Built blocks of Flats (The LGA Guide)

“Paragraph 79.9 provides that in “general needs” blocks of flats the physical and mental abilities of the residents are likely to vary but suggests that it is usually unrealistic to expect the responsible person to plan for that or to have in place special arrangements, such as personal emergency evacuation plans’

“Paragraph 79.11... states that the case of a “general needs” block it is not realistic to expect the responsible person to hold information relating to residents with mobility or other conditions affecting their ability to escape in a way that enables it to be made available to the fire and rescue services”

(as noted in the Grenfell Tower Inquiry Phase 2 Volume 3 report, 2024, p185)

Fire safety in purpose-built blocks of flats



“Those whose ability to evacuate the building without assistance should be provided with personal emergency evacuation plans...”

“We do not think it is impracticable for the responsible person to make available to the fire and rescue services by digital or other means reliable information about those with chronic disabilities whose ability to evacuate the building without assistance in an emergency”

Grenfell Tower Inquiry Phase 2 Volume 3 report, 2024, p185

Grenfell Tower Inquiry

GRENFELL TOWER INQUIRY: PHASE 2 REPORT

REPORT of the PUBLIC INQUIRY into the
FIRE at GRENFELL TOWER
on 14 JUNE 2017

The Panel:

Chairman: The Rt Hon Sir Martin Moore-Bick
Ali Akbar OBE
Thouria Istephan

September 2024

Volume 3
Part 4 - The Tenant Management Organisation
Part 5 - The management of fire safety at Grenfell Tower

HC 19–III

The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 aim to improve the fire safety and evacuation of residents in specified residential buildings in England who would have difficulties evacuating a building by themselves in the event of a fire (relevant residents). This may be due to a physical mobility issue, some other disability such as having a sight or hearing impairment, or a cognitive condition.

The Regulations also mandate building emergency evacuation plans in these buildings.

The Residential PEEPs process includes a suite of measures:

- the responsible person (typically the building owner or manager) identifying residents who need Residential PEEPs
- a person-centred fire risk assessment – a conversation between the responsible person and the resident, if one is requested by the resident – to understand their particular risks and identify how their fire safety and evacuation can be improved
- an emergency evacuation statement of what the resident should do in the event of a fire (if agreed between the responsible person and the resident)
- information for the Fire and Rescue Authority to help inform any operational response and in case they need to undertake evacuation (but only if the resident explicitly agrees to that information being shared)
- an ongoing duty to review the person-centred fire risk assessment / emergency evacuation statement, and the building emergency evacuation plan

“It may be unrealistic for many LRFs to have any other approach than compiling a list of data holders, as data will change too frequently to have a single compiled list of vulnerable persons”

HM Government, 2025, p24



HM Government

Identifying and supporting persons who are vulnerable in an emergency

Supporting guidance for
Local Resilience Forums in England