Ministry of Housing,
Communities &
Local Government

Residential PEEPs

November 2026

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Residential PEEPs – Requirements

The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 were laid on 4 July 2025 and came into force 6 April 2026.

Residential PEEPs applies to all high-rise residential buildings, and to medium-rise residential buildings with a simultaneous evacuation strategy in place, in England. It is a package of measures that includes:

- **mandatory** engagement from building owners/managers (called 'Responsible Persons' in fire safety legislation) to identify residents who may struggle to evacuate in a fire;
- **mandatory** person-centred fire risk assessments (PCFRAs) for identified residents to consider their specific individual fire safety risks and ability to evacuate the building in the event of a fire;
- **mandatory** consideration of fire safety and evacuation measures that could be reasonably and proportionately introduced to mitigate against the risks identified in the PCFRA;
- **mandatory** production of a written 'Residential PEEPs statement' of what the resident should do in a fire;
- **mandatory** sharing of information (where consent has been given by the relevant resident) by the building owner/manager with their local Fire and Rescue Service (FRS), so they know where the most vulnerable residents are located and can evacuate them where necessary;
- **mandatory** review and updating of PCFRAs, RPEEPs statements and whole-building evacuation plans.

The whole process will require the **consent** of the resident. If at any point they choose not to engage then they will not have to.

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Primary Legislation

Remediation Bill

Introduced to Parliament on 14 October 2026

Current legal position:

- Legal duties on the PCFRA are limited to the common parts of residential buildings
- Statutory guidance already recommends building owners/managers incorporate consideration of in-flat measures within their RPEEPs processes.

Extending PCFRAs to in-flat risks:

- Subject to Parliamentary approval, once enacted, the Remediation Bill will require PCFRAs undertaken for the purposes of RPEEPs to consider risks and potential mitigation measures within residents' flats, subject to their consent.
- This supports a more complete assessment of individual needs and helps ensure appropriate measures can be identified.
- This is intended to complete the overall policy framework for Residential Personal Emergency Evacuation Plans (RPEEPs).

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Social Housing Provider Grant

Up-front support

Helps local authorities and registered housing associations deliver Residential PEEPs

2025/26 - £33m

2026/27 - £32m (committed)

- 2025/26 grant paid out earlier this year
- Supports social housing providers delivering their new duties (from April ‘26)

Beneficiaries with buildings in scope

- 92 local authorities
- 94 registered housing associations

What will the grant do?

- The funding recognises providers are under pressure to deliver a range of reforms, as well as to improve and replenish their stock
- Formula-based and up-front - helping providers establish, run and improve their schemes
- Revenue amount (smaller) helps support staff, communication materials, planning and delivery
- Capital amount (bigger) supports RPEEPs adjustments and equipment for either individual flats or the common parts of buildings
- Individual awards are relatively small, but scaled based on how many buildings providers own

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Social Housing Provider Grant



Social renters placed in private sector dwellings

Funds can be used to support renters who authorities have placed in the private sector with in-flat adjustments and equipment.

What will the grant do?

- funding recognises providers are under pressure to deliver a range of reforms, as well as to improve and replenish their stock
- The grant is formula-based and up-front - helping providers establish, run and improve their schemes
- A smaller revenue amount can be used towards staff, communication materials, planning and delivery
- A larger capital amount can be used towards RPEEPs adjustments and equipment for either individuals or the common parts of buildings
- Individual awards are relatively small, but scaled based on how many buildings providers own

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Further information and shared learning

RPEEPs supporting materials

Further information

- Government has published a suite of supporting materials to help Responsible Persons understand and implement the Residential PEEPs requirements:
  - Guidance
  - Responsible Persons Toolkit
  - Factsheet
  - Easy Read

Sharing experience

We are interested to hear about any experience or examples you are already seeing locally:

- Are you already seeing RPEEPs being implemented locally?
- Are there examples of good practice or learning you can share?