PRP HAPPI Hour

Fire Safety in Older Peoples Housing : A Design Response

Domnica Fox & Mary Hutchison

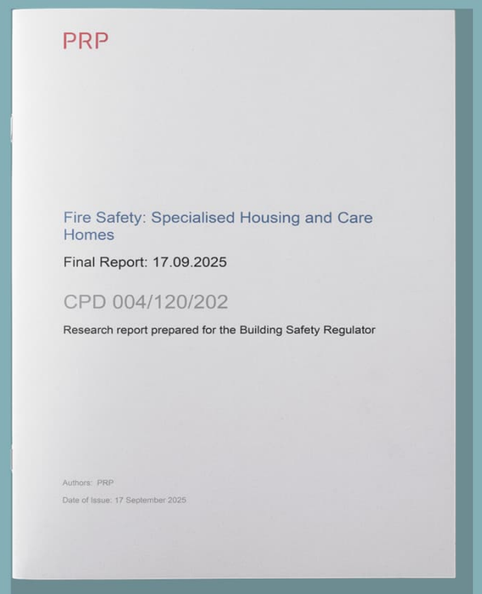
Nov 2026

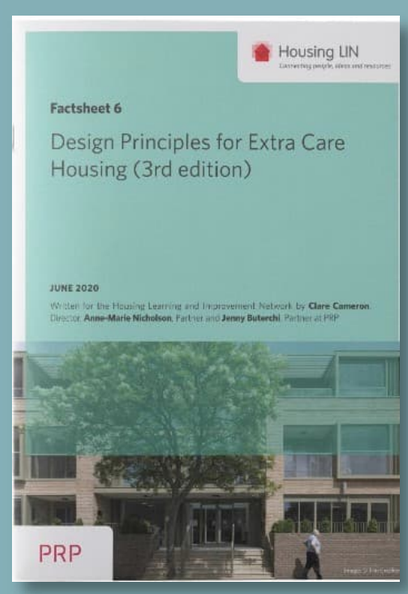


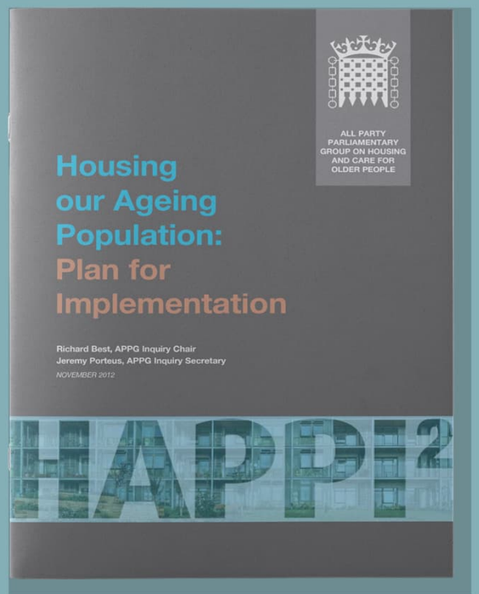
PRP

Housing LIN
Connecting people, ideas and resources











TODAY

PRP Presentation :

- **Overview of the regulation updates** by Domnica Fox
- **Design Response** by Mary Hutchison

OVERVIEW

Process focused:

- **Building Safety Act 2022**

Building focused:

- **Approved Document B in 2019, 2020, 2022, 2025 and 2026, projected 2029**
- **British Standards 9991:2024**

Resident needs focused:

- **The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025**

KEY AMENDMENTS
BS 9991:2024

Housing typology
Characterized by the differing levels of care and support requirements of the occupants. The fire safety provisions within each housing category will vary to reflect the anticipated occupiers' requirements and capabilities.

- General housing
- "Specialized" housing – sheltered, very sheltered, assisted living, extra care housing, retirement villages or any other housing "aimed specifically at an older occupancy group"
- Care homes – Section 10

KEY AMENDMENTS
BS 9991:2024

“Specialized” housing
sheltered, very sheltered, assisted living, extra care housing and retirement villages:

- Means of escape restricted – 7.5m single direction / 30m multiple routes
- Sprinkler protection
- Evacuation lifts
- No open plan apartments
- Smoke ventilation

Route for compliance also refers :
- Approved Document B (Fire safety) vol 1 for dwellings
  Two stairs for all 18m+ use of evacuation lifts recommended (September 2026)
- Approved Document B (Fire safety) vol 2 for communal areas
- The London plan – Greater London Authority

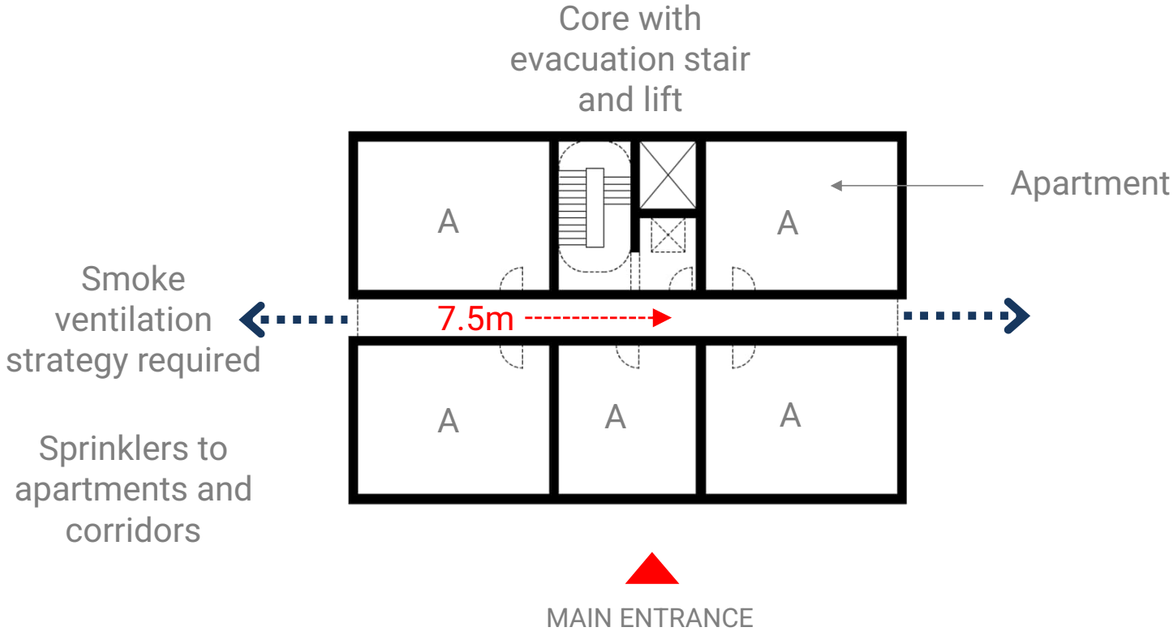
KEY AMENDMENTS
BS 9991:2024

Care homes (Section 10) that are required to be registered with the Care Quality Commission

- Coordination between designers and interested parties
- Means of escape
- Evacuation strategies
- Compartmentation
- Travel distances
- Sprinklers - mandatory

Route for compliance also refers :
- Approved Document B (Fire safety) vol 2
- The Regulatory Reform (Fire Safety) Order 2005 – client/interested party
- The London Plan – Greater London Authority

DESIGN RESPONSE
SPECIALIST HOUSING



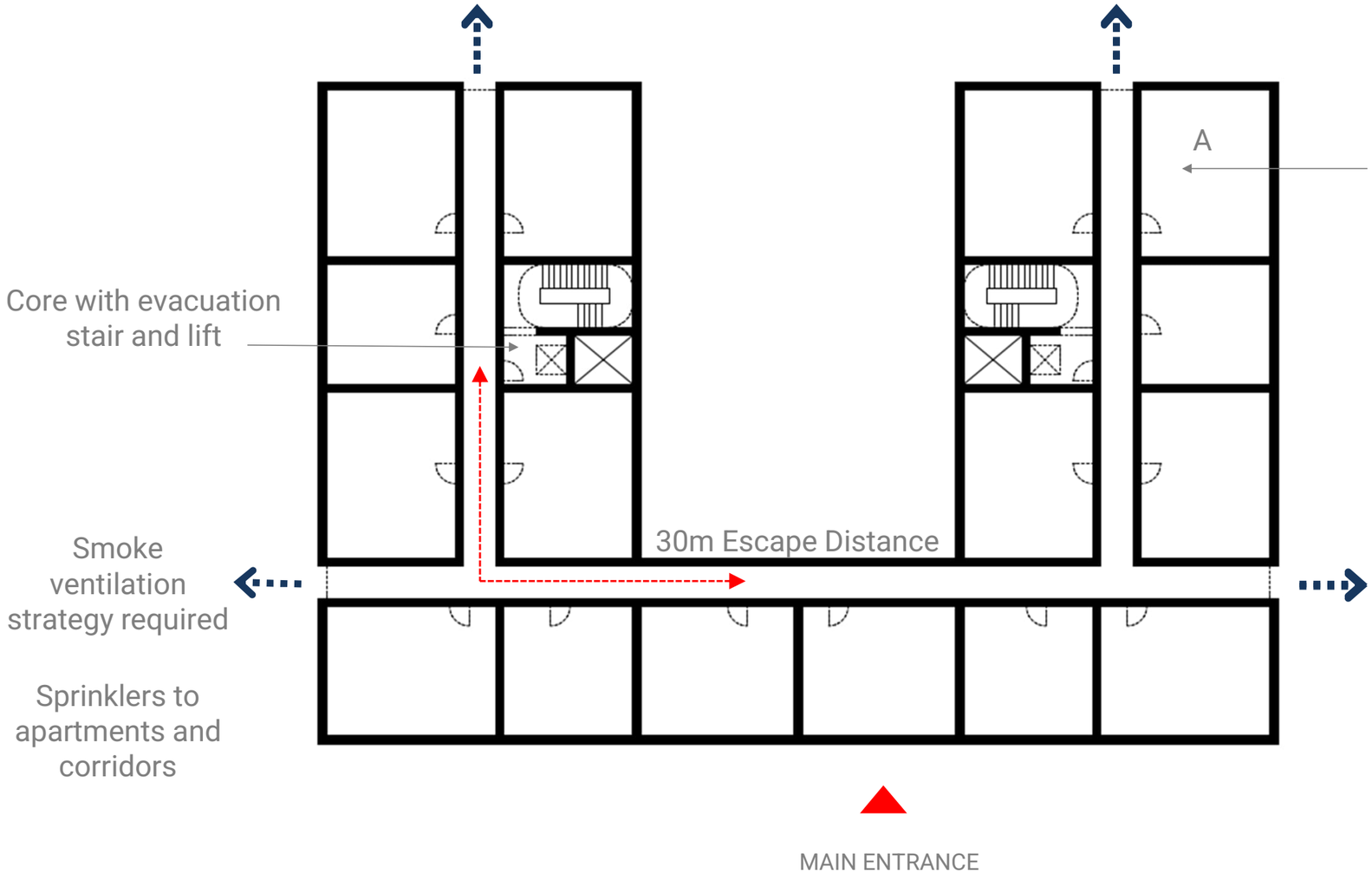
Typical floor plan

Single stair building :

- Less than 18m high
- Sprinklers required
- Max 7.5m single direction escape
- The stair core has an evacuation lift

(Note : lobbies and cross corridor doors not indicated)

DESIGN RESPONSE
SPECIALIST HOUSING



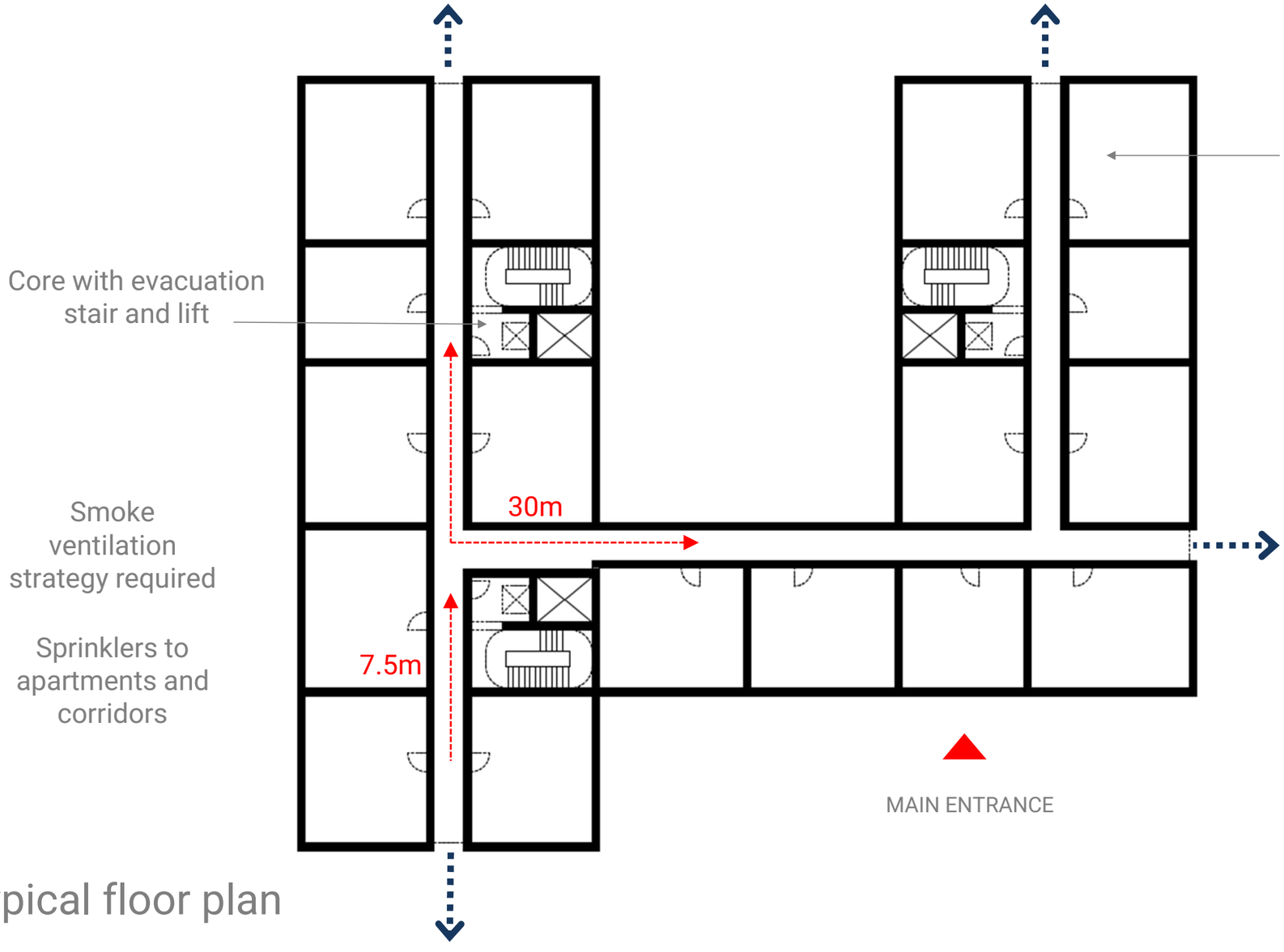
Two stair building :

- Can be more than 18m high
- Sprinklers required
- Max 7.5m single direction escape
- Max 30m two direction escape
- Each stair core has an evacuation lift

(Note : lobbies and cross corridor doors not indicated)

Typical floor plan

DESIGN RESPONSE
SPECIALIST HOUSING



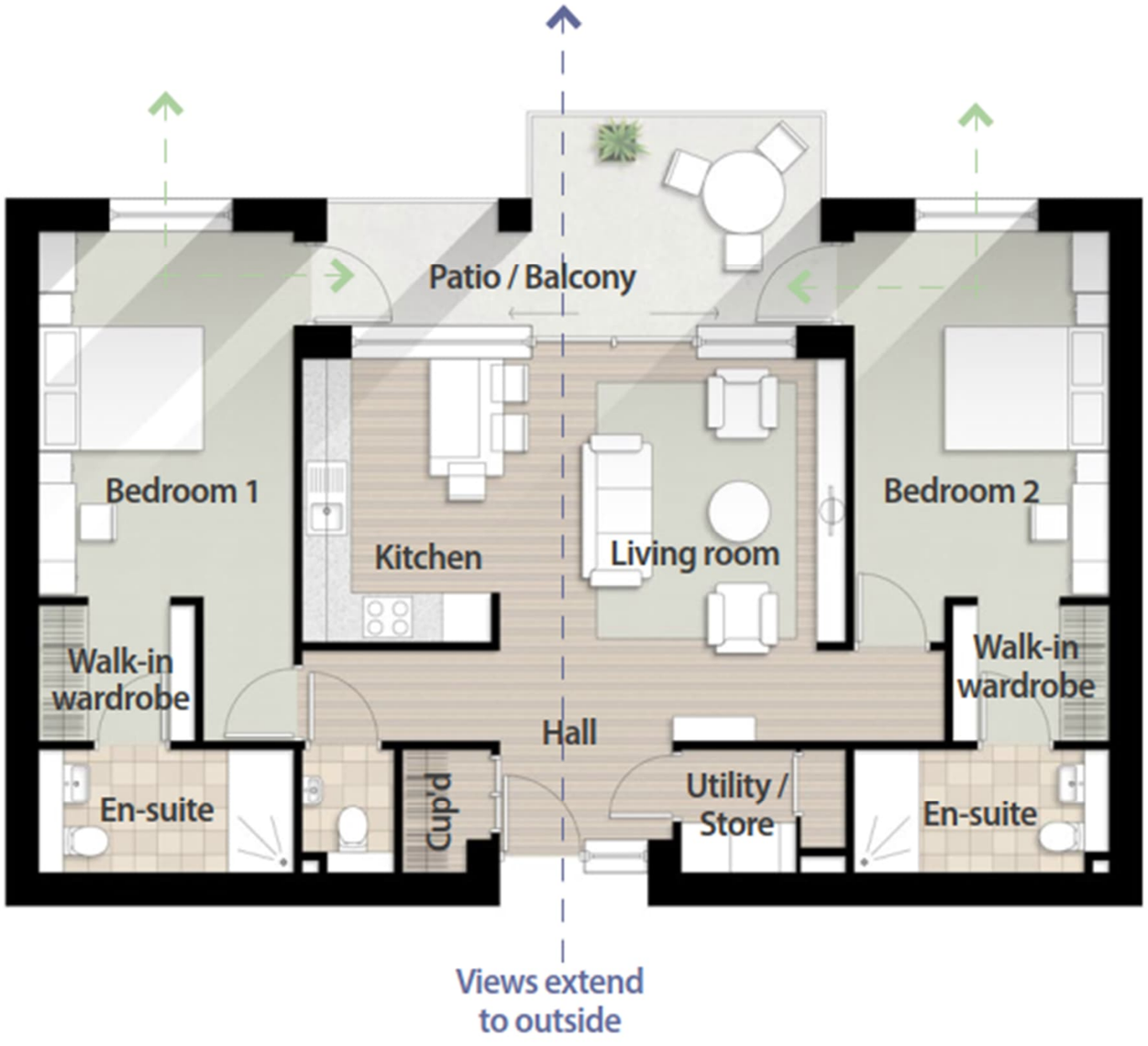
Typical floor plan

Minimum two stair building :

- Can be more than 18m high
- Sprinklers required
- Max 7.5m single direction escape
- Max 30m two direction escape
- Each stair core has an evacuation lift

(Note : lobbies and cross corridor doors not indicated)

DESIGN RESPONSE
OPEN PLAN APARTMENT



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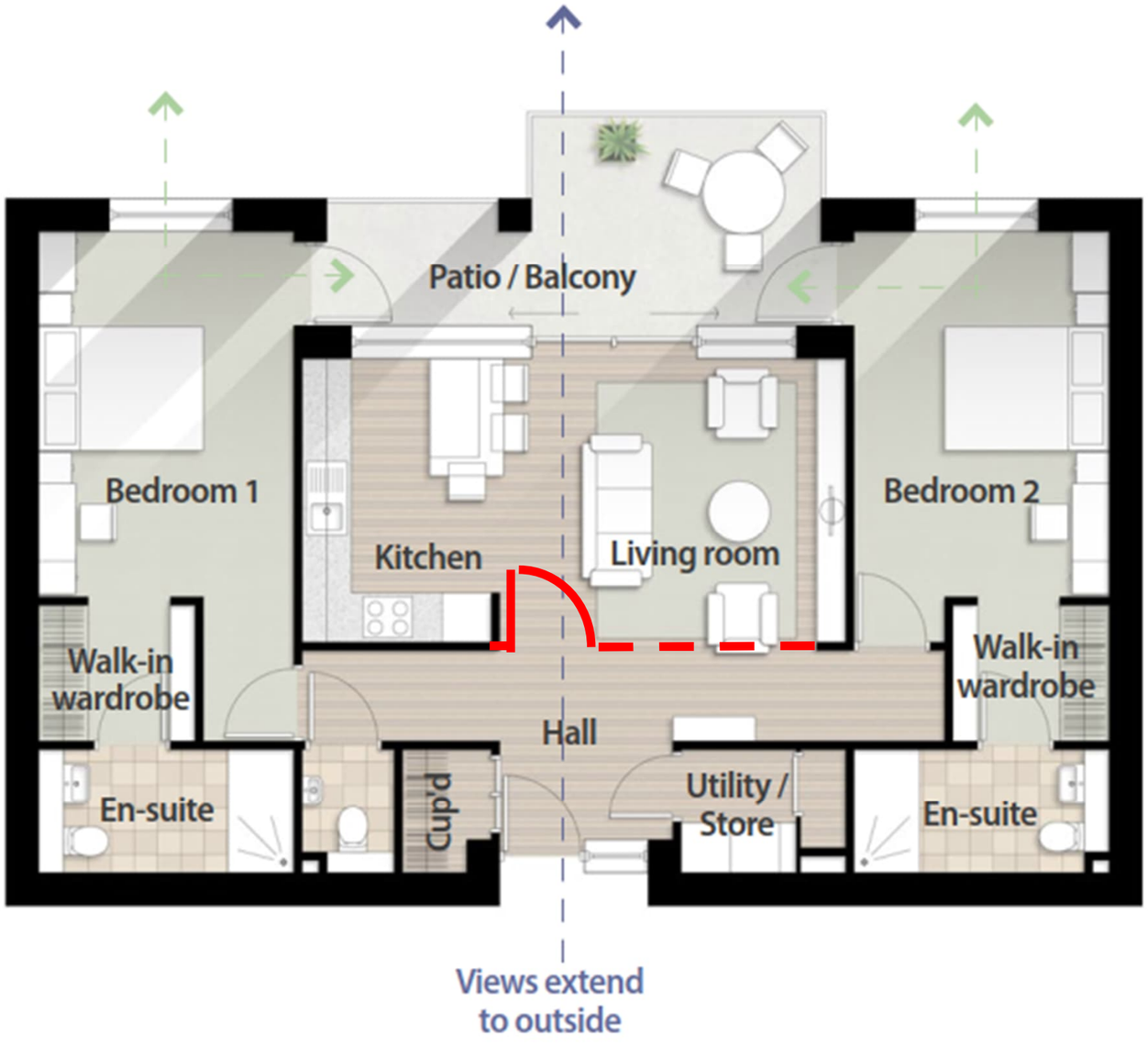
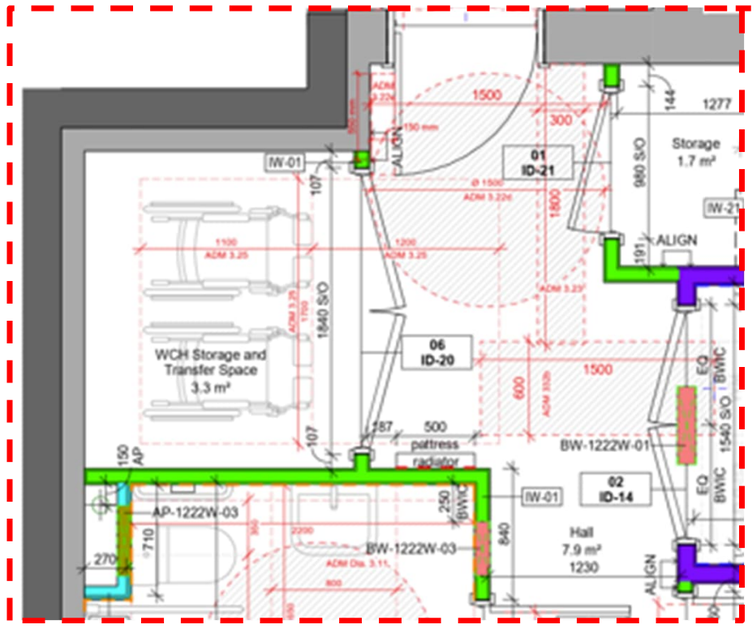
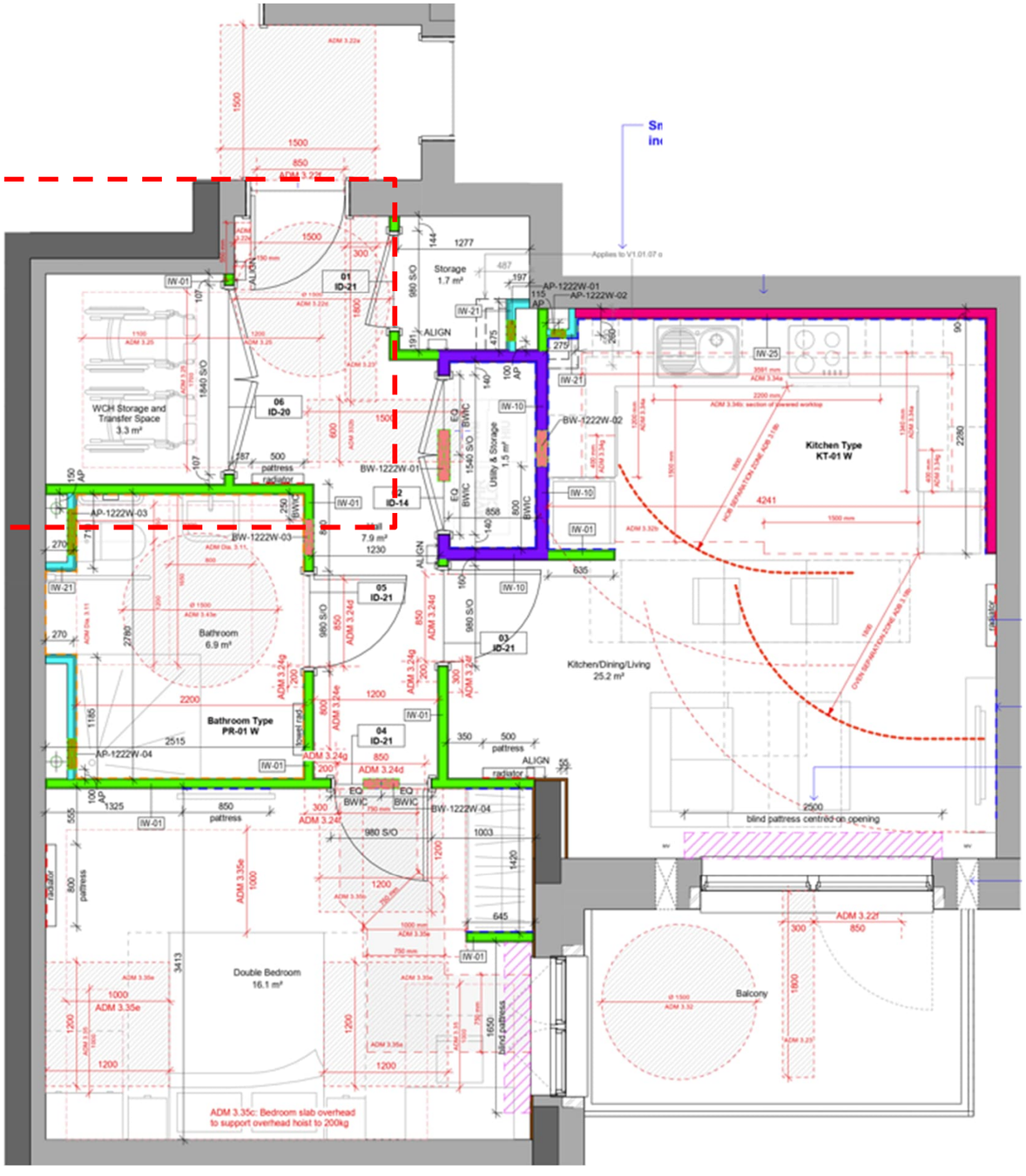
OPEN PLAN APARTMENT



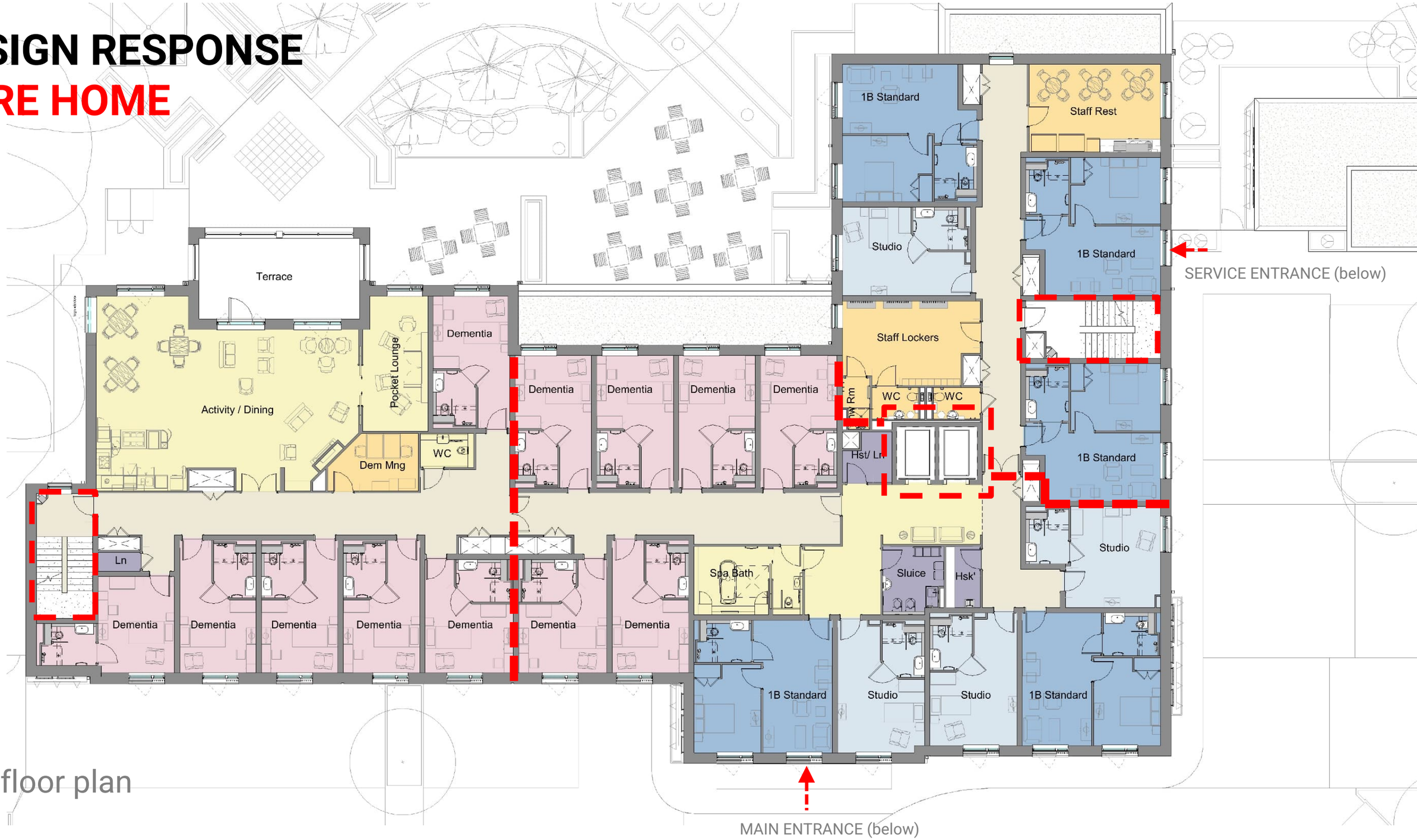
DESIGN RESPONSE

WCH APARTMENT PLAN



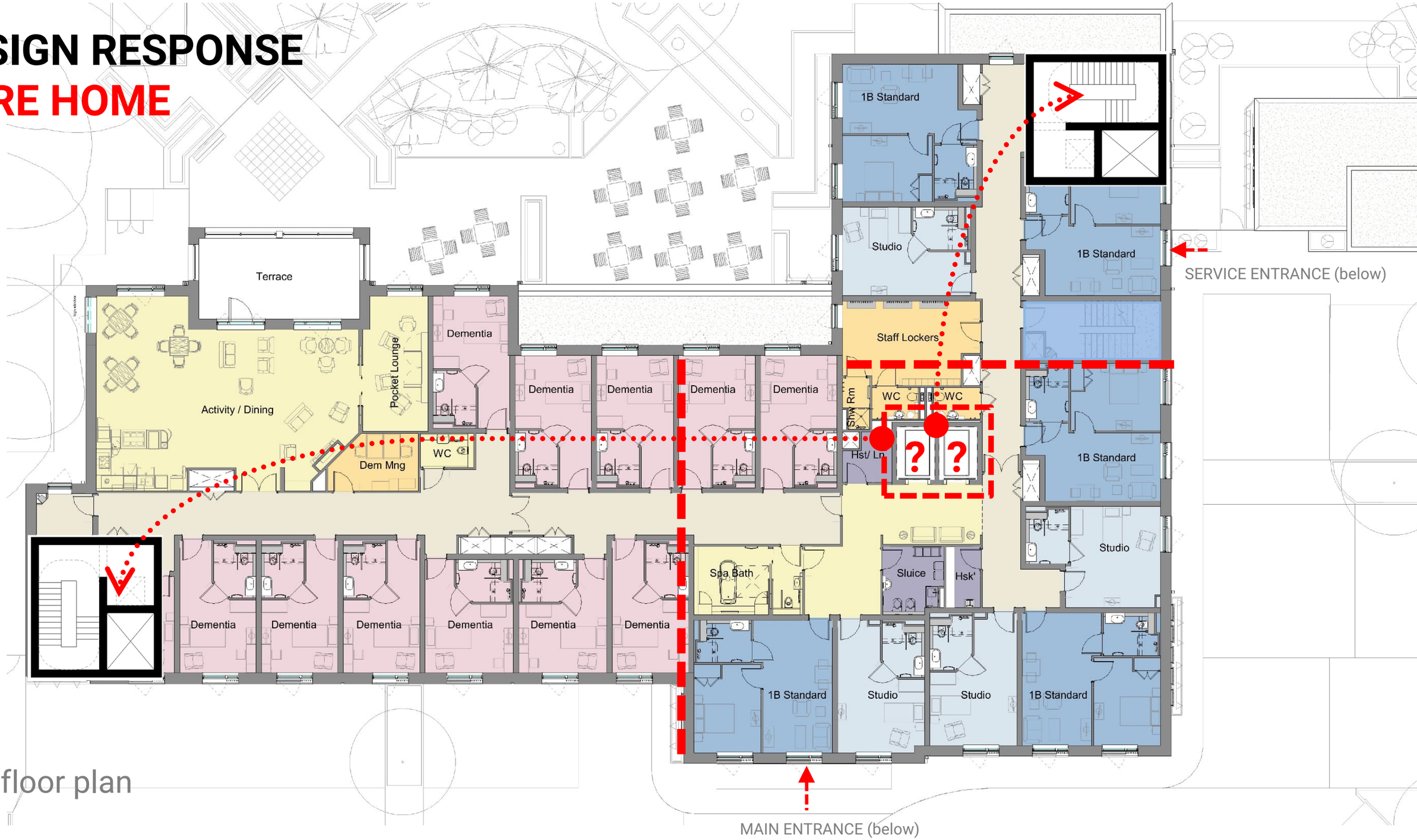


DESIGN RESPONSE
CARE HOME



First floor plan

DESIGN RESPONSE
CARE HOME



First floor plan

DESIGN RESPONSE
HAPPI





- Generous space standards
- Sliding screens
- Flexible open plan layouts

- Communal facilities





- Maximum natural light and daylight in apartments and circulation spaces

- Street engagement
- New gardens and existing trees retained





- Dual aspect apartments
- All balconies have space for table and chairs

- Cross ventilation prevents overheating
- Generous, shaded private outdoor spaces





- 'Care ready' apartments

- Generous storage inside homes, outside on balconies and adjacent to front doors





- Open deck access

- Priority is given to pedestrians not cars
- Car parking for staff and visitors is pro-vided discreetly

