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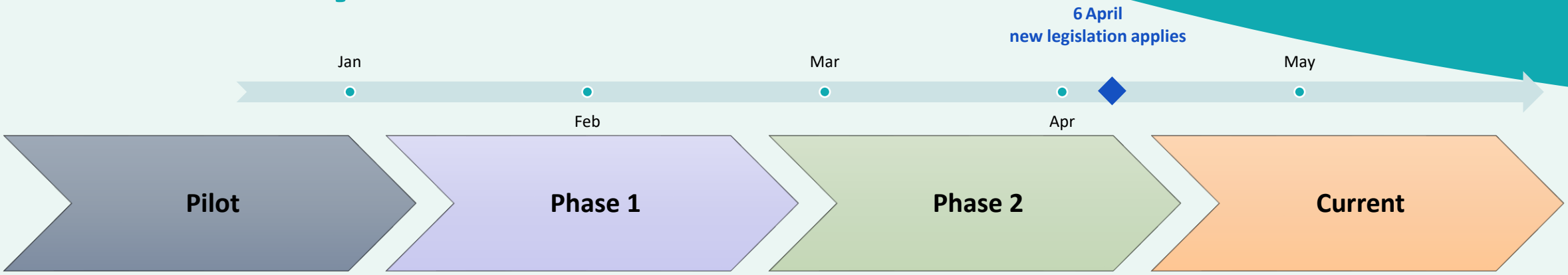
RPEEPs (Residential Personal Emergency Evacuation Plans)

Suzie Illsley

Our Journey



Trial the process

- 7 blocks
- Link to AN Alert processes
- Initiate recruitment
- Write Policy & Procedure

Rollout Phase 1

- **NE region** 11m+ with Simultaneous evacuation

Rollout Phase 2

- **South then NW region** 11m+ with Simultaneous evacuation

Business as usual

- Dedicated team in Building Safety to conduct PCFRA, PEEP's and BEEP's
- Implement the policy and procedure
- Training for relevant teams

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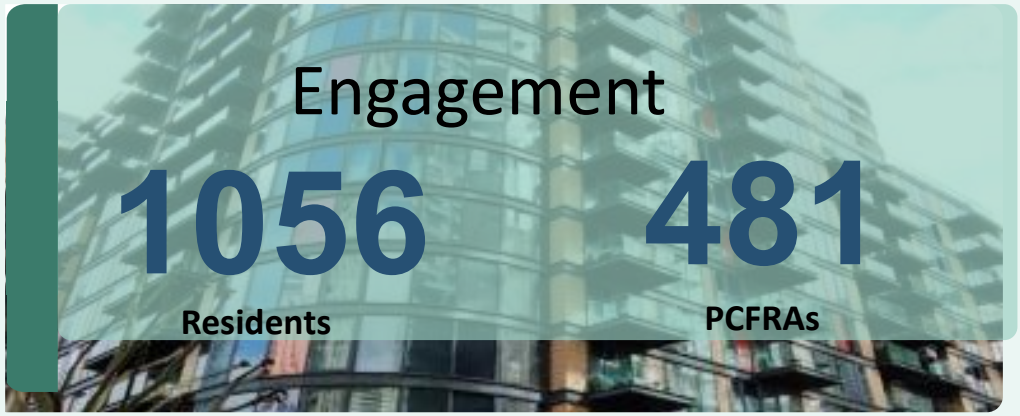
Peabody (& TCH) In-Scope Relevant Buildings







*Figures correct as of October 2026

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FROM FUNDING TO IMPACT

Stronger Homes Brighter Futures

Grant funding has enabled Peabody to establish sustainable RPEEP capability while investing in targeted fire safety improvements for residents with additional needs.

REVENUE FUNDING

Investing in people, capability and engagement

Team of 7
Dedicated RPEEP resource

Training
Building skills and capability

Resident Communications
Information, engagement and awareness

Project Set Up
Programme mobilisation and delivery



CAPITAL FUNDING

Investing in physical safety improvements

Fire Detection Upgrades
Enhanced protection

Internal Door Upgrades
Improved safety and compartmentation

Secure Information Boxes
Accessible information for residents

Communal Adaptations
Supporting diverse needs

Misting Systems
Additional protection and preparedness

DELIVERING LASTING IMPACT

Safer Residents
Greater protection for residents with additional needs

Regulatory Compliance
Meeting legal requirements and best practice

Stronger Emergency Preparedness
Improved ability to respond and keep people safe

Reduced Pressure on Core Budgets
Targeted funding has enabled investment without diverting core resources

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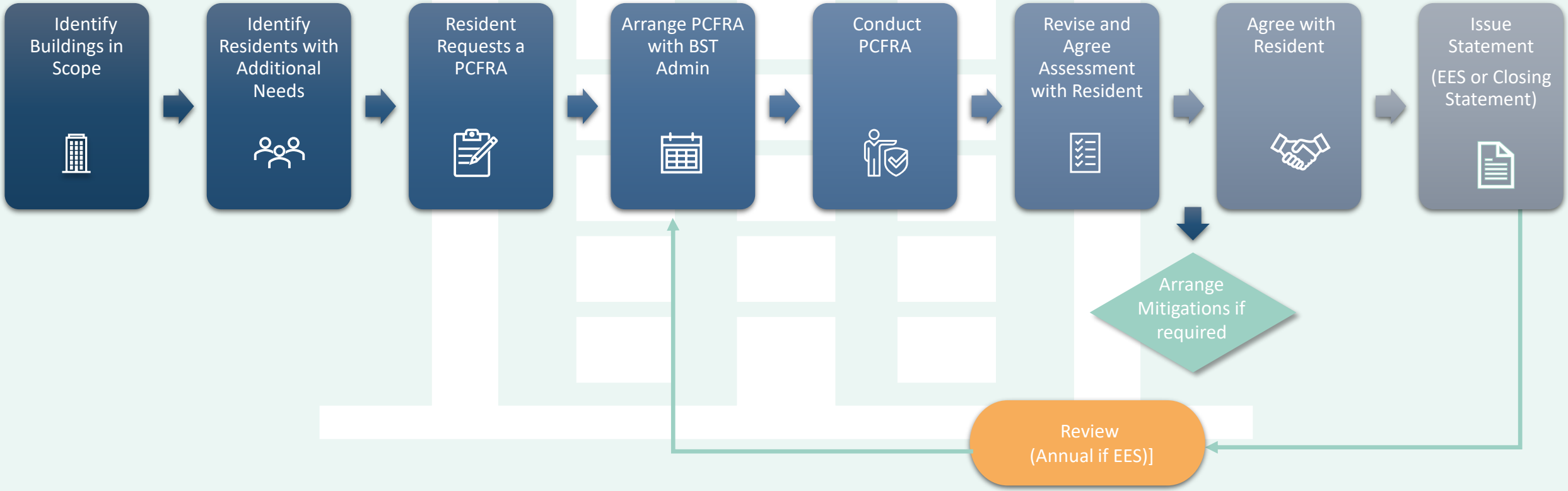
RPEEPs Process Flow



Relevant Residents



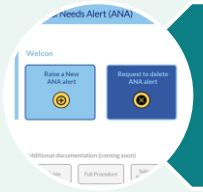
Care & Support engage directly with residents at onboarding using the check in form



New homes during check in process to identify any additional support



General Needs - Neighbourhood Managers, Estates Services identify additional needs from interaction with residents and complete the ANA



Using the Additional Needs Alert flag where colleagues can raise a new alert for a resident



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BUILDING SAFETY · RESIDENT ASSURANCE

Remediation and lender assurance

How we make buildings safe in line with the Code of Practice — and give residents the evidence to buy, sell and remortgage with confidence.

- **Safe homes during works**
- **Clear, regular information**
- **Confidence to move or remortgage**

Abena Berkoh

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REMEDIATION

Delivered in line with the Code of Practice

BEFORE

Know the plan

Who is responsible, who pays, the programme — and a chance to meet the team before works start.

DURING

Live well on site

Regular updates, notice of noisy works, safe access to homes and individual needs planned for.

SAFETY

Protected throughout throughout

Interim fire measures, a clear evacuation strategy and PEEPs reviewed as the works change.

AFTER

Proof of completion completion

Completion sign-off and an updated fire risk assessment, ready to share with lenders.

Every stage creates evidence — the same records that keep residents informed are what lenders and valuers rely on.

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LENDING & MOVING HOME

Buying, selling and remortgaging during remediation

Lenders are lending

Major lenders agreed to lend on 11m+ buildings where remediation is funded, covered by a government scheme or by leaseholder protections.

REEP link
An up-to-date building evacuation plan shows lenders the risk is managed.

Leaseholders are

Building Safety Act protections limit what qualifying leaseholders pay. The Leaseholder Deed of Certificate is the evidence lenders ask for.

PEEP link
Residents who need help to evacuate have an agreed plan, whatever their tenure.

Valuers have clearer rules rules

RICS valuation guidance means an EWS1 form is no longer the automatic gatekeeper — clear remediation evidence matters most.

PEEP + REEP link
Both form part of the fire safety evidence valuers rely on.

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HOW WE SUPPORT YOU

One assurance pack for you and your lender

Remediation status letter
Funding route, programme and current stage of works

Deed of Certificate support
Help completing your LDOC, plus our Landlord Certificate

Fire safety summary
REEP status, evacuation strategy, interim measures and PEEP compliance

A named contact
One person for you, your solicitor and your lender

HOW PEEPs AND REEPs FEED YOUR PACK

REEP Building plan reviewed yearly and as works change; shared with the fire service.

PEEPs Offered to every resident who needs help; reviewed at each works stage.

Privacy We confirm the process, never the person. No personal data to lenders.

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Any questions?