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# RPEEPs:

One Month to go!

5 MARCH 2026



# SPEAKERS



**ELSPETH GRANT**

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CEO / Expert Advisor

Triple A Solutions



**MATT HODGES-LONG**

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Founder

Building Safety Register / TrackMyRisks

# LEGAL POSITION



Home Office

## The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

Made under the Regulatory Reform (Fire Safety) Order 2005 (Article 24)

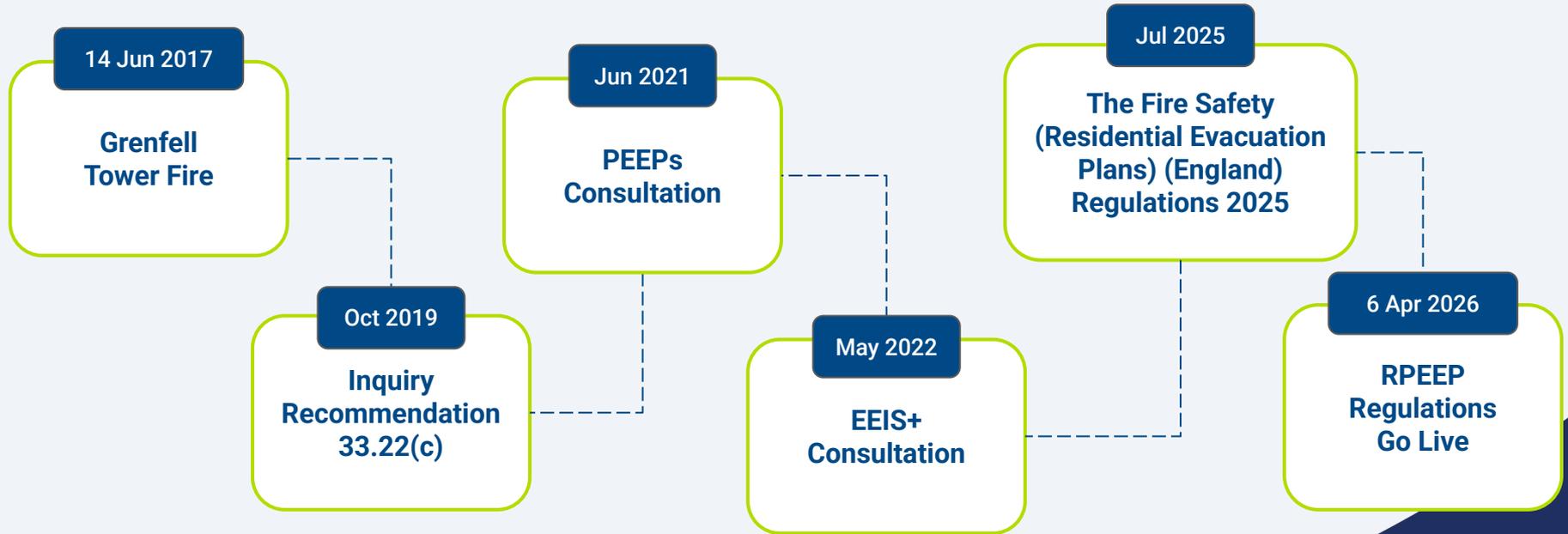
Applies to all Specified Residential Buildings – a building which contains two or more sets of domestic premises and which–

- (a) is at least 18 metres in height above ground level,
- (b) has at least seven storeys, or
- (c) is more than 11 metres in height above ground level and has a simultaneous evacuation strategy.

**06 APRIL  
2026**

**Commencement**

# RPEEP Timeline (2017–2026)



**9 YEAR JOURNEY**

# BSA RESOURCE CENTRE

Email for FREE access

<input type="checkbox"/>	Status	Name	Reference
<input type="checkbox"/>		Building Safety Regulator Strategic P...	BSR
<input type="checkbox"/>		Apply for a building assessment certi...	GOV.UK
<input type="checkbox"/>		Applying to register a high-rise resid...	GOV.UK
<input type="checkbox"/>		Approved Document B - Building Reg...	-
<input type="checkbox"/>		Approved Document B: Fire safety - f...	GOV.UK
<input type="checkbox"/>		Assessing safety risks in high-rise res...	GOV.UK
<input type="checkbox"/>		BRAC Golden thread report	BRAC
<input type="checkbox"/>		BSR Charging Scheme	BSR
<input type="checkbox"/>		BSR Enforcement Policy Statement	-
<input type="checkbox"/>		Building completion certificates	GOV.UK
<input type="checkbox"/>		Building control bodies: contraventi...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - Operationa...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - Operationa...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - Profession...	GOV.UK
<input type="checkbox"/>		Building Control Bodies - The strateg...	GOV.UK
<input type="checkbox"/>		Building inspector competence fram...	GOV.UK
<input type="checkbox"/>		Building Safety Act 2022	-
<input type="checkbox"/>		Building Safety Regulator: Giving us ...	GOV.UK

## Documents

Total documents: 99

Limit: 500 Available: 401

Text filter

Document name, reference or users

Status

All statuses

Tag filter

Evacuation

Reset

Filter

<input type="checkbox"/>	Status	Name	Reference	Users	Tags	Valid from	Expiry/Due
<input type="checkbox"/>		Residential PEEPs: Factsheet	GOV.UK	360	2	02 Dec 2025	...
<input type="checkbox"/>		Residential PEEPs: Guidance for Res...	GOV.UK	360	3	02 Dec 2025	...
<input type="checkbox"/>		Responsible Persons Toolkit (RPEEPs)	GOV.UK	360	3	02 Dec 2025	...
<input type="checkbox"/>		The Fire Safety (Residential Evacuati...	UKSI2025797	360	3	04 Jul 2025	...

250 results per page. 4 results in total.

1 Jump to...

[help@buildingsafetyregister.co.uk](mailto:help@buildingsafetyregister.co.uk)

# RESPONSIBLE PERSON DUTIES

1



**Identify  
'Relevant  
Residents'**

2



**Offer And  
Conduct  
'PCFRA'**

3



**Implement  
Mitigating  
Measures**

4



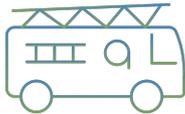
**Agree And  
Record An  
'EES'**

5



**Review 'PCFRA',  
Mitigations &  
EES Regularly**

6



**Provide  
Information To  
Fire Service**

7



**Engage With A  
Residents  
Representative**

8



**Comply With  
Data Protection  
Legislation**

9



**Prepare A  
'BEEP'**

10



**Regularly  
Review The  
'BEEP'**

# DUTY 1 - IDENTIFY '*RELEVANT RESIDENTS*'

**Relevant Resident (RR) = Resident of specified building whose domestic premise is their only or principal residence; and they have a cognitive or physical impairment/condition compromising unassisted evacuation in the event of fire.**

- Reasonably endeavour to identify all relevant residents in building

**Reasonable Endeavours**

## THINGS TO CONSIDER :

Continuous process

Record keeping

Move in/out

Resident Engagement Strategy

## DUTY 2 - OFFER AND CARRY OUT A 'PCFRA'

**PCFRA = Person-Centred Fire Risk Assessment: Assessment of risks to RR from compromised fire evacuation ability and the building due to identified impairment/condition**

- Offer to every RR
- Carry out PCFRA for every RR that accepts or requests

**Only RRs that accept or request**

### THINGS TO CONSIDER :

- Individual impairments/conditions
- Fire evacuation impact
- General building risks

# DUTY 3 - IMPLEMENT MITIGATING MEASURES

**Mitigating Measures = Measures (eg: equipment) that can be put in place to mitigate the risks identified in the PCFRA**

- Discuss with RR reasonable and proportionate mitigating measures
- Implement reasonable and proportionate mitigating measures
- Costs to be borne by RP, ALL residents or the RR depending on reasonableness.
- If RR refuses to pay costs that fall to them, RP is not required to implement

**Reasonable & Proportionate**

## THINGS TO CONSIDER :

Feasibility/Impact

Degree of risk

Effectiveness/Practicality

General benefit to residents

## DUTY 4 - AGREE AND RECORD AN 'EES'

**EES = Emergency Evacuation Statement: The approach to the relevant residents evacuation in the event of a fire**

- Reasonable endeavours to agree with RR
- Record approach in writing
- Provide RR a copy

**Reasonable Endeavours**

### THINGS TO CONSIDER :

PCFRA

Mitigating Measures

Resident Agreement

Recording

# DUTY 5 - REGULARLY REVIEW (PCFRA, MITIGATIONS & EES)

**Review all the agreed documentation, strategy and plans put in place ensuring accuracy. Update if necessary.**

- Update and add further mitigating measures if appropriate
- Review every 12 months after EES if agreed, or from PCFRA completion if not
- Earlier review if RP believes PCFRA or EES requires amendment. Or at RR request

**Continuous RP Duty**

## THINGS TO CONSIDER :

Continuing Duty of Awareness

Mitigating Measures

Resident Agreement

Recording

# DUTY 6 - PROVIDE INFORMATION TO THE FIRE SERVICE

**Ensure the required information is available and provided to the local fire service.**

- RR explicit consent required
- Share 4 RR details with local FRS
  - Flat number
  - Floor number
  - Basic details on degree of assistance required for evacuation
  - Existence of EES
- FRS determines if this is SIB or digital
  - If SIB and one not present it must be installed

## THINGS TO CONSIDER :

Consent

Data Protection

Identify FRS Preference

Recording

**Explicit Consent**

# DUTY 7 - ENGAGE WITH A 'RESIDENTS REPRESENTATIVE'

**RR can have a representative who can be a person with parental responsibility, or where the RR lacks capacity, the attorney with registered enduring power of attorney**

- If RR has a legal representative, RP can engage on:
  - Request of PCFRA
  - Discussion of PCFRA
  - Agreeing evacuation approach for RR and providing copy of EES
  - Explicit consent for information sharing with FRS
- RP can engage with 'trusted person' as long RR is present and is final decision maker

**Legal Decision Maker**

## THINGS TO CONSIDER :

Resident Capacity

Confirming Credentials

Data Protection

Recording

Resident Representative  
vs Trusted Person

# DUTY 8 - COMPLY WITH DATA PROTECTION LEGISLATION

**Current Data Protection legislation must be considered in relation to all of these regulations, there are no provisions that override this.**

- Be aware of Data Protection Act (DPA)
- No power to contravene DPA
- Take into account DPA provisions when processing information in relation to regulations

**Comply with the DPA**

## THINGS TO CONSIDER :

Confidential Data

Consent

Security

Sharing

Recording

# DUTY 9 - PREPARE A 'BEEP'

**BEEP = Building Emergency Evacuation Plan: Instructions to ALL residents on evacuation strategy of the building, as well as presence off RR's and any additional building evacuation arrangements**

- Building evacuation plan in event of fire
  - Evacuation strategy instruction from FS(E)R
  - Confirm if any RR's in building
  - Any other building evacuation arrangements
- Building evacuation plan in event of fire
  - Place copy in SIB (if have one)

**All in scope buildings**

## THINGS TO CONSIDER :

Whole building

All residents

Data Protection

Sharing

Recording

# DUTY 10 - REGULARLY REVIEW THE BEEP

## Review the BEEP ensuring accuracy. Updating if necessary.

- Review BEEP every 12 months (max) after prepared
- Review earlier if RP believes amendments required
- If review results in amendment, as soon as practicable RP must update copies with FRS & SIB

**Continuous Duty**

## THINGS TO CONSIDER :

Continuing Duty of Awareness

Deadline

Recording

Sharing

# FRS READINESS

Local FRS must choose a method to receive the necessary information

— SIB/DIGITAL/BOTH

If digital form it must allow the provision of the four key information points

DPA compliance

**FRS To Confirm Sharing Method**



**FRS REQUIREMENTS UNCLEAR!**

**RPEEPs - UK FRS Readiness Assessment (Feb 2026)**

Fire Authority	RPEEP Regs on FRS Home Page	RPEEP Regs on FRS Website (if you dig/search)	Secure Information Box Preferred	Digital Upload Form Preferred	Digital Upload Form Complies with Regulation
Avon	No	No	No	No	
Bedfordshire	No	No	No	No	
Buckinghamshire	No	Yes	Yes	No	
Cambridgeshire	No	No	No	No	
Cheshire	No	No	No	No	
Cleveland	No	No	No	No	
Cornwall	No	No	No	No	
County Durham and Darlington	No	Yes	No	No	
Cumbria	No	No	No	No	
Derbyshire	No	No	No	No	
Devon & Somerset	No	No	No	No	
Dorset & Wiltshire	No	Yes	Yes	No	
East Sussex	No	No	No	Yes	No
Essex County	No	Yes	Yes	No	
Gloucestershire	No	No	No	No	
Greater Manchester	No	No	No	No	
Hampshire & Isle of Wight	No	Yes	Yes	No	
Hereford & Worcester	No	Yes	Yes	No	
Hertfordshire	No	No	No	No	
Humberside	No	No	No	No	
Kent	No	Yes	No	No	
Lancashire	No	No	No	No	
Leicestershire	No	Yes	No	No	
Lincolnshire	No	No	No	No	
London Fire Brigade	No	No	No	No	
Merseyside	No	No	No	No	
Norfolk	No	Yes	Yes	Yes	No
North Yorkshire	No	No	No	No	
Northamptonshire	No	Yes	Yes	No	
Northumberland	No	Yes	No	No	
Nottinghamshire	No	Yes	No	No	
Oxfordshire	No	Yes	No	No	
Royal Berkshire	No	Yes	Yes	No	
Shropshire	No	No	No	No	
South Yorkshire	No	No	No	No	
Staffordshire	No	No	No	No	
Suffolk	No	No	No	No	
Surrey	No	Yes	Yes	Yes	No
Tyne and Wear	No	No	No	No	
Warwickshire	No	No	No	No	
West Midlands	No	No	No	No	
West Sussex	No	No	No	No	
West Yorkshire	No	No	No	No	
<b>Yes</b>	<b>0</b>	<b>15</b>	<b>9</b>	<b>3</b>	<b>0</b>
<b>%</b>	<b>0%</b>	<b>35%</b>	<b>21%</b>	<b>7%</b>	<b>0%</b>

Research Conducted 25/26 February 2026 by [www.buildingsafetyregister.co.uk](http://www.buildingsafetyregister.co.uk)

# RP READINESS

Dashboard Documents   Myrtle Towers, RG12 SRT 

Documents Document tags

### Documents

Total documents: 54 Limit: 500 Available: 446

**Text filter**  **Status**  **Tag filter**  Reset Filter

Status	Name	Reference	Users	Tags	Valid from	Expiry/Due	
<input type="checkbox"/>	 Building Emergency Evacuation Plan...	Myrtle Towers	 1	 3	04 Mar 2026	03 Mar 2027	...
<input type="checkbox"/>	 Emergency Evacuation Statement (E...	08 - Smith	 1	 3	04 Mar 2026	03 Mar 2027	...
<input type="checkbox"/>	 Emergency Evacuation Statement (E...	14 - Rogers	 1	 3	04 Mar 2026	03 Mar 2027	...
<input type="checkbox"/>	 F&RA Information Sharing Consent	08 - Smith	 1	 3	04 Mar 2026	03 Mar 2027	...
<input type="checkbox"/>	 F&RA Information Sharing Consent	14 - Rogers	 1	 3	04 Mar 2026	03 Mar 2027	...
<input type="checkbox"/>	 Person-Centred Fire Risk Assessmen...	08 - Smith	 1	 4	04 Mar 2026	03 Mar 2027	...
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<input type="checkbox"/>	 Emergency Evacuation Statement (E...	33 - Khan	 1	 3	05 Mar 2026	04 Mar 2027	...
<input type="checkbox"/>	 F&RA Information Sharing Consent	33 - Khan	 1	 3	05 Mar 2026	04 Mar 2027	...
<input type="checkbox"/>	 Person-Centred Fire Risk Assessmen...	33 - Khan	 1	 4	05 Mar 2026	04 Mar 2027	...
<input type="checkbox"/>	 Emergency Evacuation Statement (EES)	[FLAT NUMBER/ID...	 1	 3			...
<input type="checkbox"/>	 Emergency Evacuation Statement (EES)	[FLAT NUMBER/ID...	 1	 3			...
<input type="checkbox"/>	 F&RA Information Sharing Consent	[FLAT NUMBER/ID...	 1	 3			...
<input type="checkbox"/>	 F&RA Information Sharing Consent	[FLAT NUMBER/ID...	 1	 3			...
<input type="checkbox"/>	 F&RA Information Submission	Myrtle Towers	 1	 4	05 Mar 2026		...

 Support Centre

**Evidence & Defensibility**

## THINGS TO CONSIDER :

Scalability

Evidence

Workflow

Security

# AUDIENCE QUESTIONS



**ELSPETH GRANT**

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CEO / Expert Advisor

Triple A Solutions



**MATT HODGES-LONG**

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Founder

Building Safety Register / TrackMyRisks

Book a 1:1  
meeting with  
Matt via this QR



# READINESS ASSESSMENT



**WE CAN HELP**

# SAVE THE DATE

## LUNCH & LEARN

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1st Thursday of every month

Look out for email with booking link

SEE YOU ON

**2nd**

**April**

12:00 - 13:00

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# THANK YOU

Let's stay connected



@BldgSafetyReg



Building Safety Register

[buildingsafetyregister.co.uk](https://buildingsafetyregister.co.uk)

