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# RTM in a post Grenfell world: Step up or step down?

2 APRIL 2026



# SPEAKERS



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# DISCLAIMER

"This presentation is for **general informational and educational purposes only** and does not constitute legal or professional advice. While every effort has been made to ensure accuracy, the presenter makes **no representations or warranties** regarding the completeness or suitability of the information.

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# RESIDENT MANAGEMENT

**Resident Management company directors face significant personal civil, and criminal liability for actions, omissions, or breaches of duty in managing buildings.**

- Building Safety Act (over 6 storeys/18m)
- Fire Safety Order (and subordinate Regs)

**Legal liability incurred**

## MANAGEMENT MODELS:

RTM

RMC

Enfranchisement

## RESIDENT DIRECTOR LIABILITY

**FINE  
UNLIMITED**

**PRISON  
UP TO 18 YEARS**

**Some liability can be outsourced**

# GRENFELL COMPLIANCE IMPACT

## NOW

**BUILDING SAFETY ACT+++**

**FIRE SAFETY (ENGLAND)  
REGS**

**RPEEPs REGS**

## BEFORE

Fire Safety Order

Health and Safety at Work

DSEAR

LOLER

ETC.

Fire Safety Order

Health and Safety at Work

DSEAR

LOLER

ETC.

# BUILDING SAFETY ACT

The BSA introduces rigorous dutyholder responsibilities, including registering buildings with the Building Safety Regulator (BSR), managing fire/structural risks, maintaining a "golden thread" of safety information, resident engagement and incident reporting.

- Accountable Person Regime
- Risk Based not Rules Based

**Applies 18m+ or over 6 storeys**

## THINGS TO CONSIDER :

- Is your building an HRB and registered?
- Compliance costs
- Personal liability

WEBINAR

Matt Hodges-Long  
Building Safety Register  
MODERATOR

Steve Bunce  
Building Safety Case Manager  
LEWISHAM COUNCIL  
GUEST SPEAKER

Managing Building Safety Information at Scale

THU 3 APRIL 12:00 - 12:00

Webinar Link 

# BUILDING SAFETY DIRECTOR

However, it is important to be clear about the current legal position:

While Section 111 of the Building Safety Act 2022 is in force and establishes a framework for the appointment of a Building Safety Director by Resident Management Companies (RMCs) that are accountable persons for higher-risk buildings, **the section is dependent on secondary legislation to prescribe eligibility criteria, appointment and removal processes and entitlement to remuneration.**

**No such regulations have been made to date. As a result, arguably section 111 cannot currently be implemented in practice, and there is no underlying statutory framework by which an RMC can formally appoint a Building Safety Director in the manner envisaged by the Act.**

**TPI 12 December 2025**

**Liability remains with the PAP**

# NON-REGISTRATION

01/08/2023 Blog | Building Safety & Cladding | Construction

## Building Safety Act – Don't forget to register your higher-risk building

Regulatory failure?



**Matt Hodges-Long** • You

Compliance & Risk CEO. Building Safety, Ris...

1w • Edited •

85% of Higher-Risk Buildings Unregistered!

Despite mandatory HRB registration... more



# FIRE SAFETY (ENGLAND) REGULATIONS

The Fire Safety (England) Regulations were enacted primarily to implement the recommendations of the Grenfell Tower Inquiry Phase 1 report. They improve information sharing with the FRS, equipment checks, and specifically include fire doors and external walls

- Responsible person regime
- Rules based varied by Low, Mid or High rise

## Responsible person duty

### THINGS TO CONSIDER :

- Monthly management inspections
- Information sharing FRS
- Fire door checks

Fire Safety (England) Regulations 2022 - Checklist			
REGULATION 03			
H M* M L	Meaning of high-rise residential building	Evidence	Recurring Activity (Min)
Paragraph 02	the height of a building is to be measured to the height to the top storey in accordance with Appendix D to Approved Document B	Building Height Statement	
REGULATION 04			
H M*	Secure information box	Evidence	Recurring Activity (Min)
Paragraph 01			On Installation, Annual

Source Link

# FIRE SAFETY (RESIDENTIAL EVACUATION PLANS) (ENGLAND) REGS

Coming into force on 6 April 2026, these regulations are designed to improve safety for residents who may have difficulty self-evacuating due to physical or cognitive impairments.

- RPEEP process in place
- Keep evidence of identification and information sharing

## THINGS TO CONSIDER :

- Identify relevant residents
- Conduct PCFRA & EES
- Share information with FRS

**Reasonable endeavours**

WEBINAR

**RPEEPs:  
One Month to Go!**

THU 5 MAR 12:00 - 13:00

Matt Hodges-Long  
Building Safety Register  
MODERATOR

Elspeth Grant  
CEO / Expert Advisor  
TRIPLE A SOLUTIONS  
GUEST SPEAKER

[Webinar Link](#)

# RPEEPs Guide & Toolkit - NEW PRODUCT LAUNCH!



## RESIDENTIAL PEEPs

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

# Responsible Persons Guide & Toolkit

Disclaimer: This document and associated suite of materials is for guidance and does not constitute legal advice

**NEW FIRE REGULATIONS**  
Important Information For All Residents

**Could You Leave Safely In A Fire?**  
The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 require responsible persons to take a decision to leave the building on an emergency and take the right support in place.

**Who Does This Apply To?**  
You may be affected if you live on your own home and:  
- You are a residential building owner or have authority to share  
- You have domestic, working hours or have difficult to share  
- You have a sign or leasing agreement  
- You have domestic, learning disability, or another condition that could affect your ability to respond in an emergency  
- Any other long-term condition that means you could not leave the building quickly on your own

**URGENT Fire Safety Visit**  
We visited your property today to discuss important new fire safety regulations.

**Sorry, We Missed You**  
We are visiting all residents to talk about a new fire safety law which is a legal requirement from April 2025. We want to make sure that anyone who might find it difficult to leave the building on their own in an emergency has the right support in place. If this could apply to you or someone in your household, contact us as soon as possible - we would love to hear from you.

**RELEVANT RESIDENTS**

Resident Full Name	Resident Date of Birth	Flat Number	Power Number	Increased Floor (2nd Floor or Later)	Letter Sent Date (24/03/2025)	Done?
Contract Signature	Building or Block Name	Flat Number	Power Number	Increased Floor	Letter Sent Date	Done?
Contract Email	XXXXX					
Full Contact Mobile						

**BUILDING EMERGENCY EVACUATION PLAN**  
Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

**SECTION A: BUILDING DETAILS**

Building Name  
Building Address  
Building Height / Number of Storeys  
Responsible Person Name  
Responsible Person Contact Details  
Date This Plan Was Prepared  
Date of Previous Plan (if revised)  
Next Review Due (Max 12 Months)  
Revision Number

**SECTION B: EVALUATION STATEMENT**

Dear Residents,  
We are writing to all residents at (Building Name / Address) about a new law that comes into force on 8 April 2025 - the Fire Safety (Residential Evacuation Plans) (England) Regulations 2025.  
This new law requires us, as the organisation responsible for fire safety in your building, to make sure that any resident who might find it difficult to leave the building on their own in an emergency can get the right support. We take this responsibility very seriously.  
We would therefore ask you to take a few minutes to read this letter carefully.

Does this apply to you?  
You may be covered by this new law if both of the following apply to you:  
1 This building is your only home or your main home (the place where you live most of the time).  
2 You have a physical condition, disability, or health condition that means you would find it difficult or impossible to leave the building on your own in an emergency.

What will happen if you get in touch?  
If you contact us, there is a straightforward process designed to help you:  
1. We will arrange a convenient time to speak with you.  
2. We will talk through anything that could make it harder for you to leave the building in the event of a fire. This does not need to share medical records.  
3. We will discuss practical steps, making sure you know the safest route out, or whether any equipment or changes might help.  
4. If you agree, we will write a short personal plan setting out what you should do if there is a fire. You will receive a copy.  
5. We will check in with you at least once a year to see whether anything has changed.

Book A Demo



# REMEDIATION

**Resident Directors play a critical role in the remediation of buildings, acting as the primary, albeit often voluntary, representatives of leaseholders and in many cases as duty holders.**

- Multiple funding pots based on circumstances and building height
- Professional advice covered by remediation funding schemes

**Seek professional help**

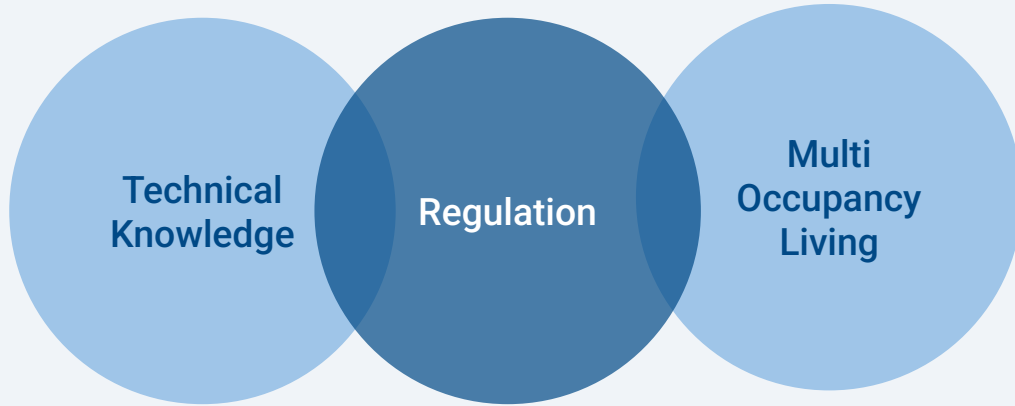
## THINGS TO CONSIDER :

- Identification of life safety critical defects
- Funding
- Project management

## Dagenham leaseholders left homeless by fire could be forced to pay for cladding works

Greater London Authority seeks £6m refund for unfinished fire safety work on destroyed Spectrum Building

# MIND THE GAP(S)



**We can help you**

## RISK VS REWARD

**FINE  
UNLIMITED**

**PRISON  
UP TO 18 YEARS**

Is Resident Management worth the risk?

# AUDIENCE QUESTIONS



**JON WHITTAKER**

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BSM - RTM NORTH EAST



**MATT HODGES-LONG**

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Founder

Building Safety Register / TrackMyRisks

Book a meeting  
with us via this  
QR code



# SAVE THE DATE

## LUNCH & LEARN

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1st Thursday of every month

Look out for email with booking link

SEE YOU ON

**7th May**

12:00 - 13:00

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# THANK YOU

Let's stay connected



Building Safety Register



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

