



Important note

This document is **not legal advice**. For specific legal queries, please seek independent legal advice.

Tyne & Wear Fire & Rescue Service
Nissan Way
Sunderland
SR5 3QY

10 March 2026

Dear Resident,

New fire safety requirements in certain residential buildings from April 2026

We are writing to make you aware of new national fire safety regulations that will come into force in England on **6 April 2026**. These changes are designed to improve the safety of residents who may need extra support to leave their building in an emergency.

The new rules are called the **Fire Safety (Residential Evacuation Plans) (England) Regulations 2025**, and they apply to certain multi-occupied residential buildings - including buildings **18 metres (or 7 storeys) and above** from ground level, and buildings **over 11 metres** from ground level that have a **simultaneous evacuation strategy** in place (which means that all residents should leave the building in the event of a fire even if your flat is not affected by smoke or fire).

If you are receiving this letter, your building is likely to be covered by the new Regulations.

What is changing?

Under the new rules, the **Responsible Person** for your building (usually the building owner or building manager) must:

- use reasonable endeavours to identify residents who may find it difficult to evacuate without assistance, due to a physical or cognitive impairment
- offer those residents a **person-centred fire risk assessment (PCFRA)** - this will look at what things might make it harder for you to leave the building quickly and safely if there was a fire; whether anything in the building could put you at extra risk because of your condition; and help to identify and agree reasonable steps to help make evacuation easier for you and identify any possible costs involved
- with the resident's consent, agree a simple **emergency evacuation statement** setting out what the resident should do if a fire occurs (residents should still phone 999)

- keep this information up to date and review it at least every 12 months

These arrangements are known as **Residential Personal Emergency Evacuation Plans**, or **RPEEPs**.

It is important to note that **taking part is voluntary**. You can choose whether to take part and can withdraw at any time.

What information will the fire and rescue service receive?

We will only receive information **if you give explicit consent**.

Where consent is given, the Responsible Person will share a small amount of useful information with us:

- your flat number
- your floor number
- a basic indication of any assistance you may need
- whether an emergency evacuation statement exists

This information helps us plan a safe and effective response if a fire occurs.

No medical or personal information will be shared with us at any time.

If you later choose to withdraw consent, the Responsible Person must stop sharing this information with us, and we will stop using and holding it.

What is the fire and rescue service's role?

Our role is to:

- receive the limited information shared (with your consent)
- use it to support our crews should an incident occur
- handle all information securely and in line with data protection legislation
- enforce the Regulations in relation to the building owner or manager, if required

We do **not**:

- carry out the PCFRA on behalf of the RP. (N.B. The PCFRA carried out by the RP is specific to assessing your ability to evacuate your building quickly and safely. The PCFRA may identify the need to refer you to your local FRS for a home fire safety check (HFSC) – the referral will only be made by the RP with your consent. For more information on a HFSC please visit [HFSC](#). You can also refer yourself for a home fire safety check.
- create the emergency evacuation statements
- decide on mitigation measures and who pays for them
- mediate between residents and building owners

These are legal duties which sit with the Responsible Person.

What should you do next?

If you believe that you may need support to evacuate your building in the event of a fire - for example due to reduced mobility, sensory impairment, or a cognitive condition - we encourage you to get in touch with your building owner or managing agent.

They will explain the RPEEP process and help you decide whether you want to take part.

You can also contact us if you have any questions about our role:

Tyne & Wear Fire & Rescue Service
Fire Safety Department
Nissan Way
Sunderland
SR5 3QY

Email: fire.safety@twfire.gov.uk

Tel: 0191 4441664

Thank you for taking the time to read this information.

Our priority is to support safe and resilient communities, and we will continue working closely with building owners, partners, and residents to help keep you safe.

In an emergency, always phone 999.

Yours sincerely,

Kenneth Reed
Group Manager
Fire Safety Department