

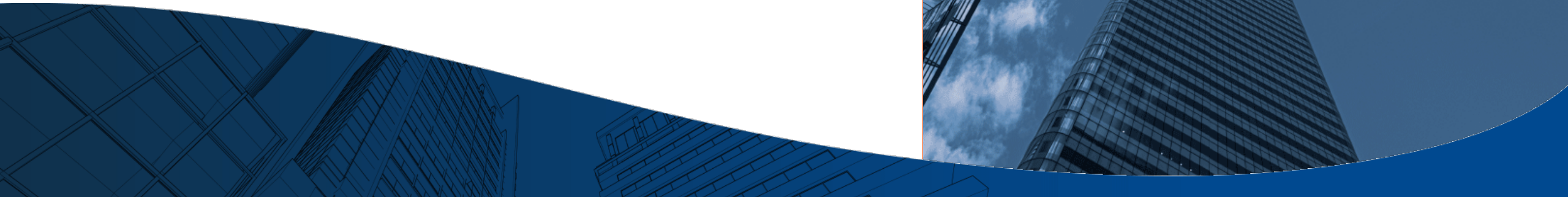
# Summary of Key Fire Safety Regulation Changes in 2023

In 2023, the UK introduced significant fire safety reforms to enhance regulations for various property sectors. These reforms impose greater responsibilities on building owners, facilities managers, and construction companies, emphasising the need to stay updated on the new regulations.

S<sub>2</sub>'s fire safety experts have summarised the key legislative updates that have been put into effect over the course of the year.

## This document provides an overview of the following legislation changes:

- Building Safety Act 2022 & its implications
- Registration of all In-Scope Buildings
- Fire Safety Responsibilities
- Fire Safety (England) Regulations 2022: Fire Doors





## Building Safety Act 2022

The Department for Levelling Up, Housing and Communities (DLUHC) recently published five Regulations under the Building Safety Act 2022 in August. These Regulations, which came into effect on 1 October 2023, deliver the recommendations of Dame Judith Hackitt's report, "Building A Safer Future." They focus on the technical detail that underpins the new, more stringent regime for the design and construction of Higher-Risk Buildings, as well as broader changes to building regulations for all buildings. The intention of the new regime is to drive a change in the culture of accountability among those involved in Higher-Risk building work. The regulations introduce new duty holder roles and responsibilities, outline procedures for the Building Safety Regulator (BSR) to oversee work on Higher-Risk Buildings (HRBs) and establish a new safety regime for occupied HRBs.

### Implications of the Act for residents of Higher-Risk Buildings and homeowners

- Residents in Higher-Risk Buildings will have increased involvement in building safety and can directly address concerns to Accountable Persons responsible for repairing common parts.
- The Accountable Persons have a duty to listen to residents, and if their concerns are ignored, residents can escalate the issue to the Building Safety Regulator.
- Homeowners now have a longer timeframe of 15 years to claim compensation for sub-standard construction work, compared to the previous 6-year period.

### Implications of the Act for Building Owners

Duty holders like the Principal Designer and Principal Contractor must oversee building safety risks throughout the design, construction, and completion phases. Accountable Persons must show they have appropriate measures to manage risks in Higher-Risk Buildings. Failure to meet obligations can result in criminal charges. Building owners and landlords are required to contribute to the costs of repairing their own buildings.

### Implications for the Built Environment Industry

The Act establishes a framework for safer and higher-quality homes. It enhances the construction products regulatory regime by imposing stricter requirements for the safety of products in the UK market and introduces a National Regulator for Construction Products to enforce these regulations. A new developer tax and levy will be implemented to ensure industry accountability. Additionally, new rights to redress will hold those responsible for the building safety crisis liable for the costs of rectifying their errors.

<https://www.legislation.gov.uk/ukpga/2022/30/contents/enacted>

<https://www.gov.uk/guidance/the-building-safety-act>

## Summary Of Key Fire Safety Regulation Changes In 2023

**Registration of all In-Scope Buildings:** Starting from 1 October 2023, it is now a requirement under the Building Safety Act 2022 that all applicable buildings in England must be registered with the Building Safety Regulator. The Principal Accountable Person, typically an organisation or an individual in certain cases, is responsible for this registration. Failure to register occupied buildings is an offence and may result in prosecution for owners and managers.

**Fire Safety Responsibilities:** From 1 October 2023, Responsible Persons with responsibilities under the Regulatory Reform (Fire Safety) Order 2005, amended by Section 156 of the Building Safety Act 2022, will have new obligations. These obligations apply to non-domestic premises, including workplaces and shared areas of residential buildings, but do not apply to individual domestic premises. The duties of the Responsible Person for a building regulated by the Fire Safety Order include:

- Recording the fire risk assessment including all findings and other relevant information
- Coordinating with other Responsible Persons on the premises
- Cooperating with Accountable Persons in higher-risk residential buildings
- Provide residents with information about fire risks in their building and the safety measures in place to protect them.
- Provision of information to new Responsible Persons.

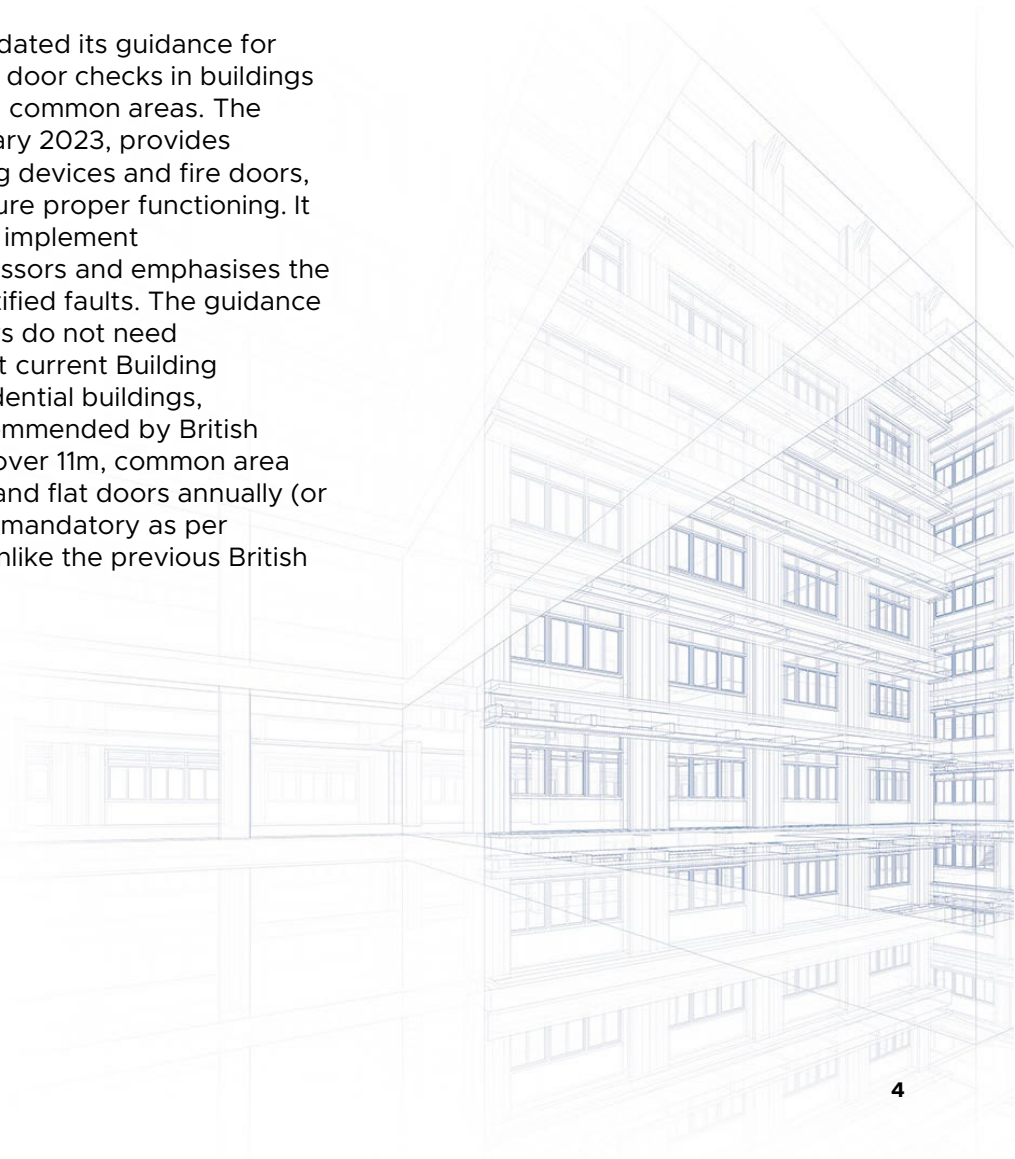
Further information: [Home Office Guidance Document: Fire Safety Responsibilities under Section 156 of the Building Safety Act 2022](#)





### Fire Safety (England) Regulations 2022

**Fire Doors:** The Home Office has updated its guidance for Responsible Persons conducting fire door checks in buildings with multiple domestic premises and common areas. The updated guidance, released in January 2023, provides information on inspecting self-closing devices and fire doors, including flat entrance doors, to ensure proper functioning. It also advises Responsible Persons to implement recommendations from fire risk assessors and emphasises the importance of maintenance for identified faults. The guidance clarifies that fully functional fire doors do not need replacement, even if they don't meet current Building Regulations standards. For non-residential buildings, inspections every 6 months are recommended by British Standards. For residential buildings over 11m, common area doors must be inspected quarterly, and flat doors annually (or best efforts). These checks are now mandatory as per regulation and have a legal status, unlike the previous British Standards' suggestion.



## Other regulation changes

- **The Building (Higher-Risk Building Procedures) (England) Regulations 2023.**

<https://www.legislation.gov.uk/uksi/2023/909/contents/made>

- **Building Control Regime**

[Guidance: Building Control: An Overview of the New Regime](#)

- **The Building (Approved Inspectors etc. And Review of Decisions) (England) Regulations 2023**

<https://www.legislation.gov.uk/uksi/2023/906/note/made>





## How can S<sub>2</sub> help?

The UK fire safety regulations have undergone significant changes in 2023, signifying a major step towards improving fire safety and reducing fire hazards. Many of these changes will impact property owners and managing agents.

Our team of highly experienced fire safety consultants are on hand to discuss how these fire safety regulatory changes may impact your real estate portfolio and offer tailored fire safety solutions for your business. We constantly innovate our fire safety consultancy services and the fire safety management capability of S<sub>2</sub> RiskWise property management software to help assist our real estate clients in complying with the latest regulations.

[Find out more about S<sub>2</sub>'s fire safety solutions.](#)