

Fire Safety Act 2021

The Act, in summary:

The Fire Safety Act 2021 came into force on 16 May 2022 in England following its implementation in Wales on 1 October 2021.

The Fire Safety Act clarifies the scope of the Regulatory Reform (Fire Safety) Order 2005 (FSO). The FSO applies to all workplaces, commercial buildings and public places, and the common parts of multi-occupied residential buildings. There had been some uncertainty as to the scope of the FSO concerning the common areas of multi-occupied residential buildings and the Fire Safety Act confirmed that for such buildings, the FSO applies to:

- The structure, external walls (including cladding and balconies)
- The individual flat entrance doors between domestic premises and the common parts.

The FSO requires that Responsible Persons, typically employers, freeholders or managing agents, carry out fire safety assessments. Responsible Persons will now need to ensure that these elements are included in fire safety assessments for multi-occupied residential buildings.

- The external walls of a building, the fire doors to individual flats and those located in common areas are to be assessed as part of the requirement for a fire risk assessment on any given building.
- From now on (in England and Wales), the 'Responsible Person' has a legal responsibility to commission a fire risk assessment with these points being considered.
- It applies to all multi-occupied residential buildings and is not dependent on the height of the building; and
- It allows the Fire and Rescue Service to enforce against non-compliance in relation to the external walls and the individual doors opening onto the common parts of the premises.

For further information please visit: <https://www.legislation.gov.uk/ukpga/2021/24/contents/enacted>