



Ministry of Housing,
Communities &
Local Government

Samantha Dixon MBE MP

*Parliamentary Under-Secretary of State for
Building Safety, Fire and Democracy*

2 Marsham Street

London

SW1P 4DF

Our reference: MC2026/08330

Len Duvall OBE AM
Chair of London Assembly

16th April 2026

Dear Chair Duvall,

Thank you for your email of 13th March to the Secretary of State, the Rt Hon Steve Reed OBE MP, regarding Motion 3.1 – Residential Personal Emergency Evacuation Plans [RPEEPs], agreed at the London Assembly Plenary meeting on 5th February 2026. I am replying as the Minister responsible for this policy area.

The new legislation to mandate Residential Personal Emergency Evacuation Plans (RPEEPs) will deliver the vital change needed to support the fire safety and evacuation of vulnerable and disabled residents. This has been informed by two full public consultations and the government response to the second consultation sets out the different views of stakeholders and the rationale for the government's decision.

The December 2024 Government response to the most recent consultation stated Responsible Persons would be required to use reasonable endeavours to identify residents who may need support to evacuate. The guidance is clear this is not a one-off exercise, but an ongoing process, including engagement at key points such as when a resident moves in, through annual reminders and when a resident approaches the RP directly.

Reasonableness is well established in law. It reflects the need to act diligently and responsibly, but within the bounds of what is proportionate and practical. This aligns with the Fire Safety Order under which the building owner/manager is responsible and should think through what is reasonable in light of the residents, the building and the circumstances.

We have provided a toolkit with examples of existing practice which RPs may find helpful to draw on and get a sense of what has been achieved elsewhere on certain aspects of the policy, but do not intend to seek to set an arbitrary standard.

RPs are best placed to understand their buildings and residents, and therefore how engagement can most effectively be delivered in their local context. We recognise some residents may be harder to contact, which is why the guidance allows flexibility in engagement and signposts to practical examples in the RP Toolkit, including tailored communications and collaborative approaches.

Guidance is clear the decision as to whether to participate in RPEEPs lies with the resident. The RP should give every opportunity for residents to come forward and should explain the fire safety benefits to residents; however, a resident cannot be compelled to engage. The Guidance also states when the RP offers a PCFRA, the resident's acceptance of the offer should be interpreted as a request for a PCFRA for the purposes of the Regulations. The RP Toolkit gives examples of approaches RPs have found successful.

There are no competency or accreditation requirements specified in the Regulations. Different RPs take different approaches to PCFRAs, which will generally be a conversation between the Responsible Person who knows their building, and the resident who knows their own capabilities.

We have not produced or mandated a PCFRA template as the policy is designed to be non-prescriptive. PCFRAs are intended to be person-centred, proportionate conversations which reflect local arrangements, and many providers already have well established systems which work for them. We have provided examples of approaches in the Responsible Persons Toolkit, which includes a link to London Fire Brigades PCFRA template.

Minimal information is shared with FRSs which helps FRSs identify the flat of the relevant residents and gauge the level of assistance they might need to provide to evacuate the resident, should it be necessary. The RP Toolkit provides examples of how some RPs have provided such information in a way which satisfies their data protection requirements.

There is a grant for social housing providers, recognising the particular pressures on these providers in a range of areas and they have a higher proportion of disabled residents. Costs should not be passed on to renters by social housing providers.

The regulations apply to all high-rise residential buildings, and to medium rise residential buildings with a simultaneous evacuation strategy in place. This goes beyond the Grenfell Inquiry recommendation which concerned solely high-rise residential buildings. Responsible Persons remain free to go beyond the minimum requirements set out in the regulations (for example, by applying the approach to additional buildings or offering enhanced support), as has always been the case.

The RPEEPs process provides increased awareness of fire safety, a clear statement of what the resident should do in case of fire, information for the FRS in case they need to evacuate the building, as well as proportionate mitigations as determined by the RP.

Thank you again for writing on this important matter.

Yours sincerely,

A handwritten signature in blue ink that reads "Samantha Dixon". The signature is written in a cursive, flowing style.

SAMANTHA DIXON MBE MP

Parliamentary Under-Secretary of State for Building Safety, Fire and Democracy