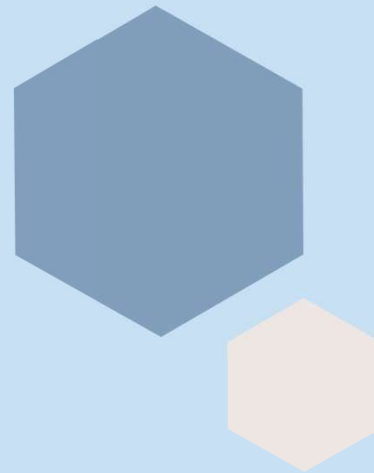
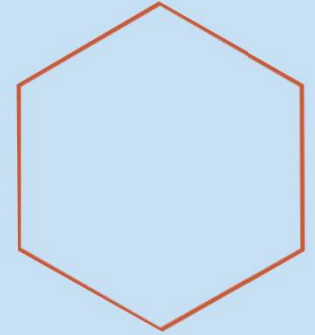


Competence, compliance, and the new regulatory reality in residential fire safety

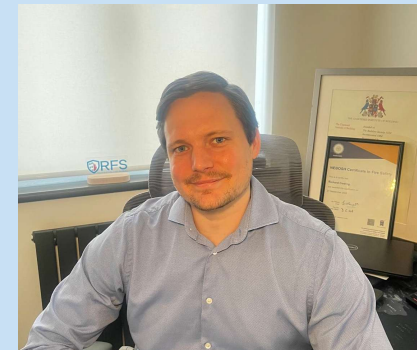
The Accountable Person



Introduction:

Who I am

1. Background in residential fire safety
2. IFSM Fire Risk Assessor Training
3. NEBOSH Certificate
4. Implemented Fire Safety (England) Regulations





Agenda

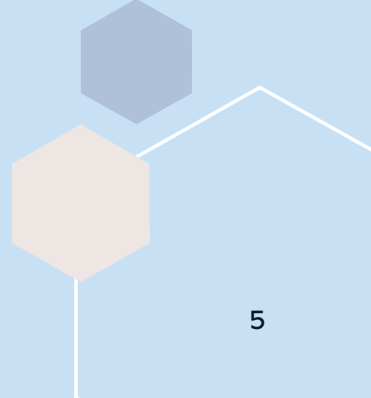
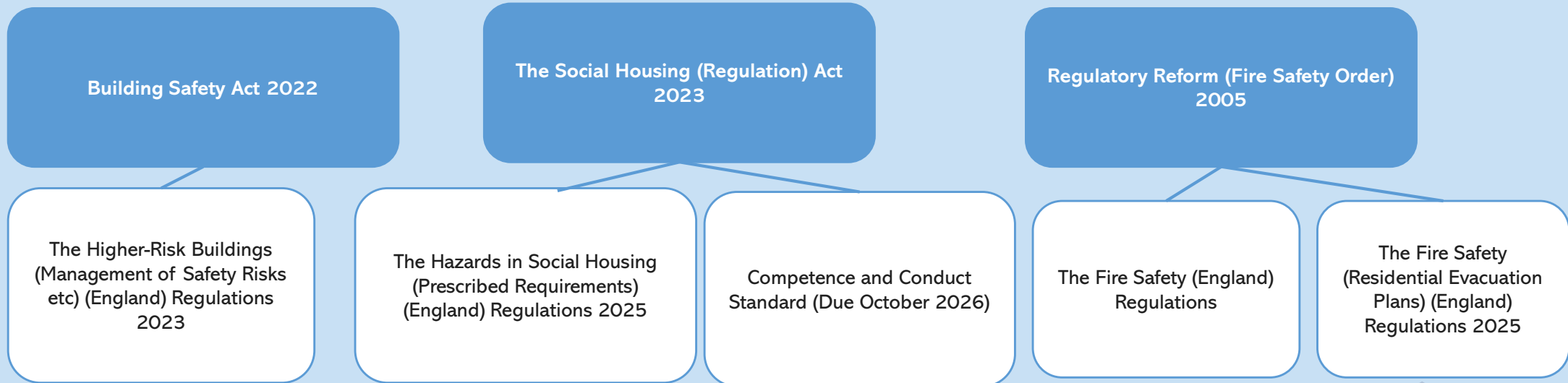
- Competence Legislation
- PAS 8673
- Regulator expectations
- Fire Safety Regulations
- Practice & Delivery

Competence: Why it Matters

1. **Legal Accountability** — Dutyholders have a legal responsibility.
2. **Resident Safety** — Reducing overall risk.



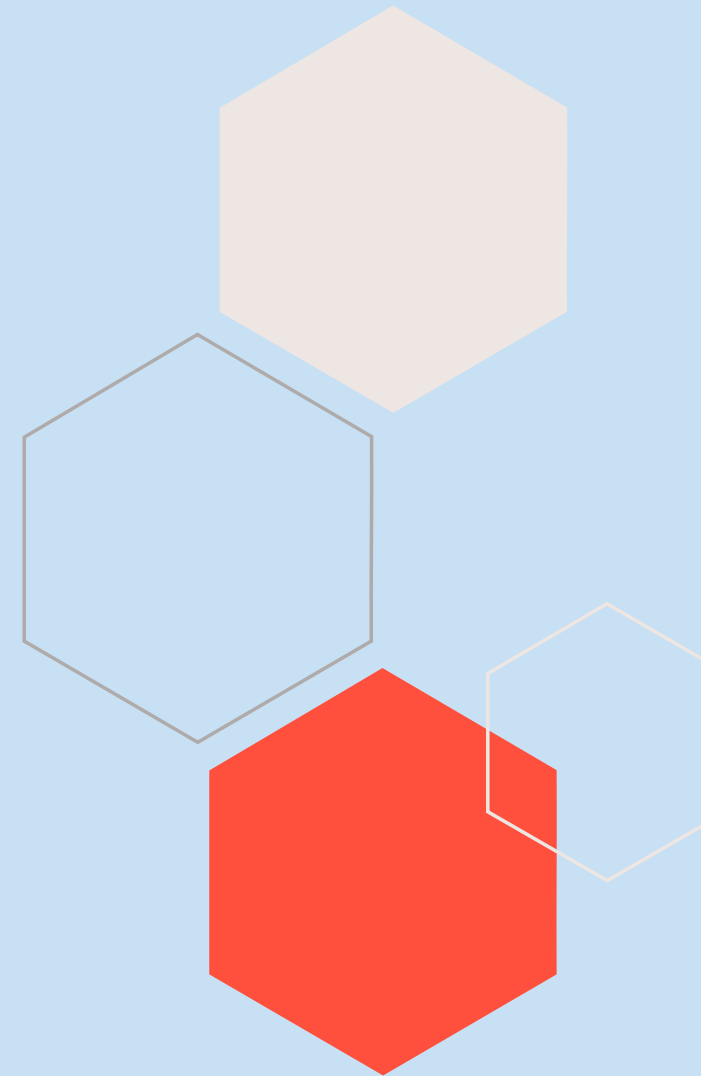
The legal landscape



The Building Safety Act (2022)

Section 84: Management of Building Safety Risks

- Preventing Building Safety Risks materialising
- Reduce the severity of any incident materialising
- Act in accordance with prescribed principles

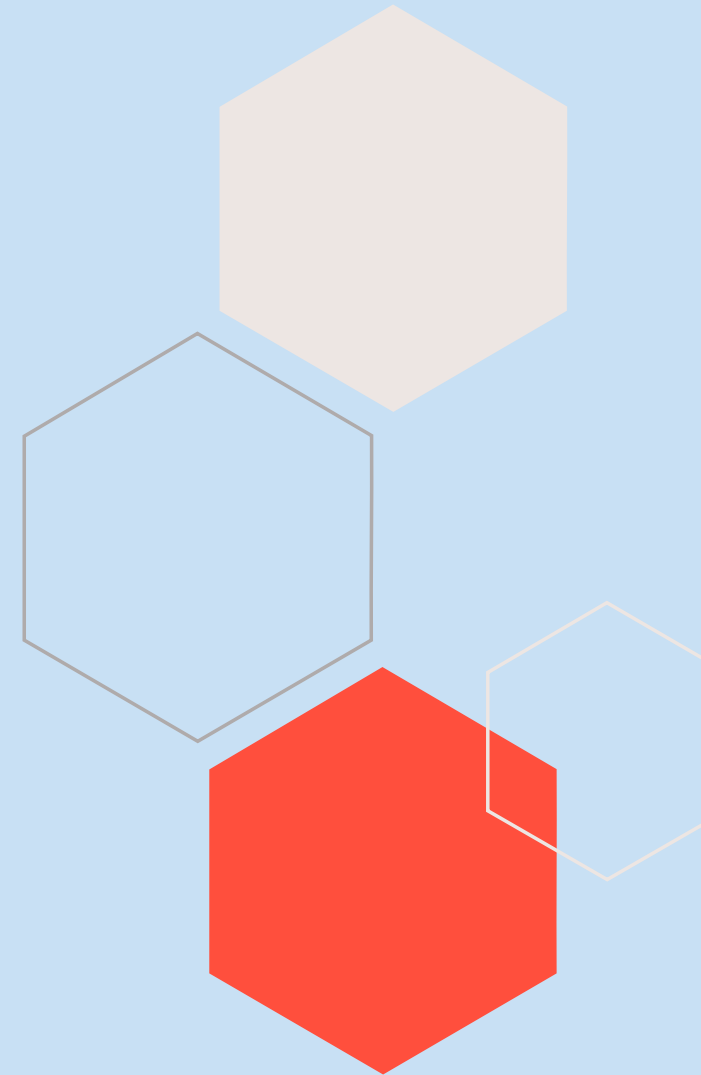


The Higher-Risk Buildings (Management of Safety Risks etc) (England) Regulations 2023

Section 4: Management of building safety risks: prescribed principles

What it requires

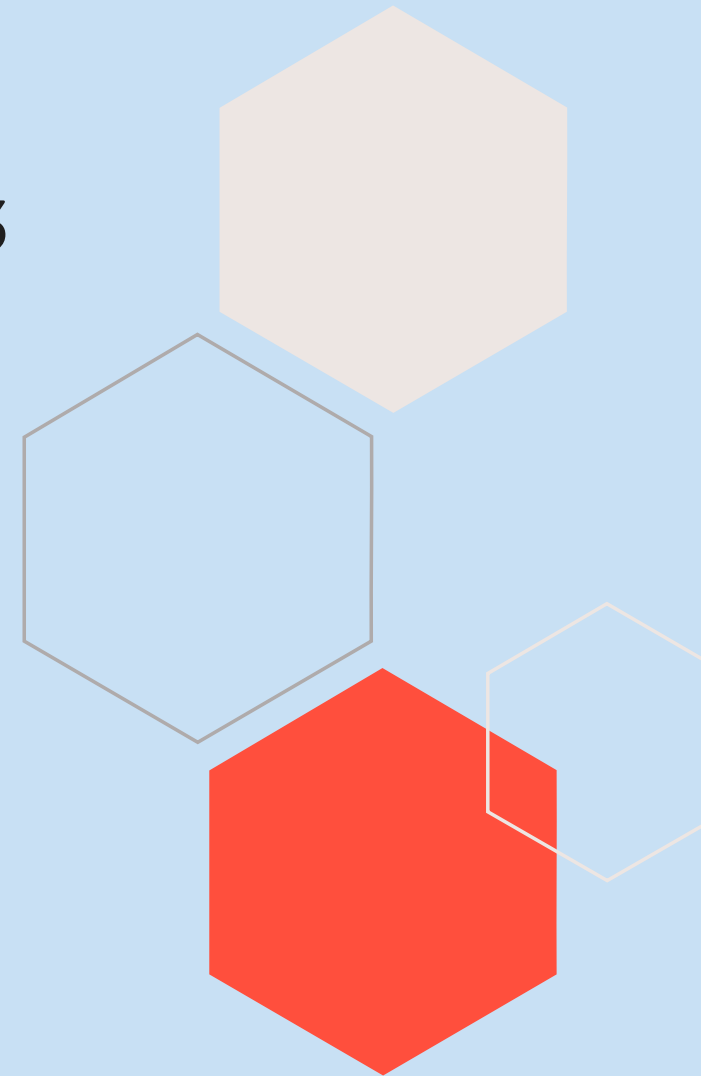
- Combat safety risks at source
- Give appropriate instructions to employees and persons working on or in the building
- Ensure anyone assisting has the relevant competence



Social Housing (Regulation) Act 2023

Section 21: Standards relating to competence and conduct

- Gives the Regulator for Social Housing (RSH) the ability to set competence standards



Fire Safety Order (2005)

Article 18: Safety Assistance

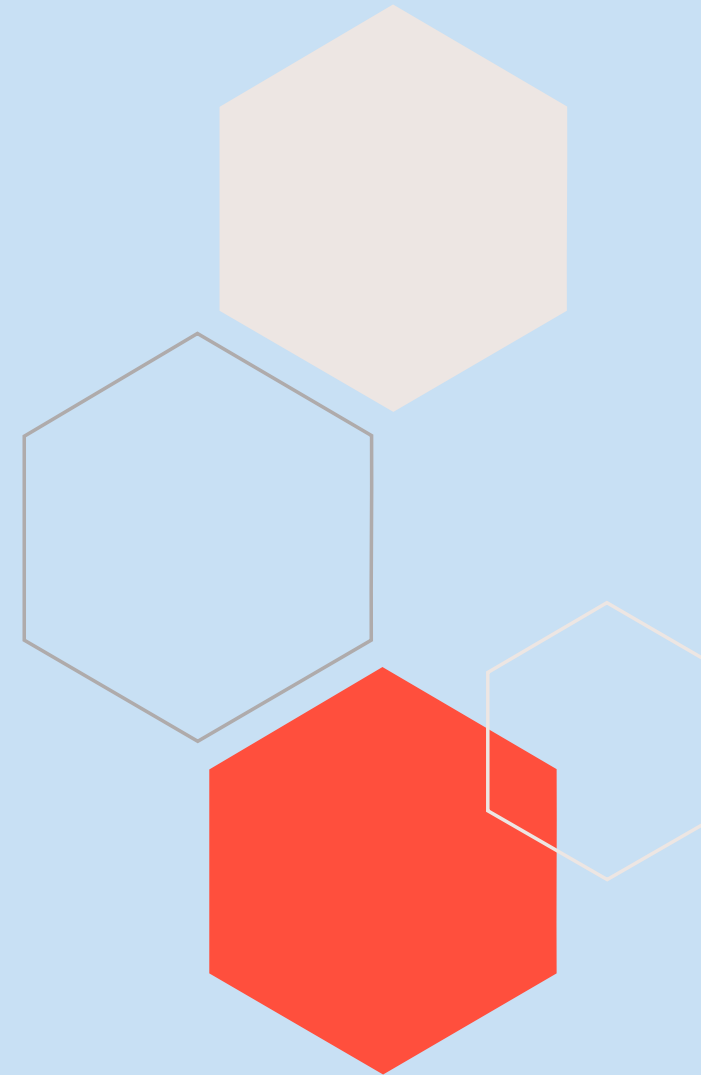
Article 21: Training

What it requires

- Fire risk assessment (Article 9)
- Maintaining Fire Equipment (Article 17)
- Maintaining general fire precautions (Article 4)

What this means in practice

- Competent assessors and reviewers
- Reliable maintenance by competent teams
- Clear ownership of action and evidence



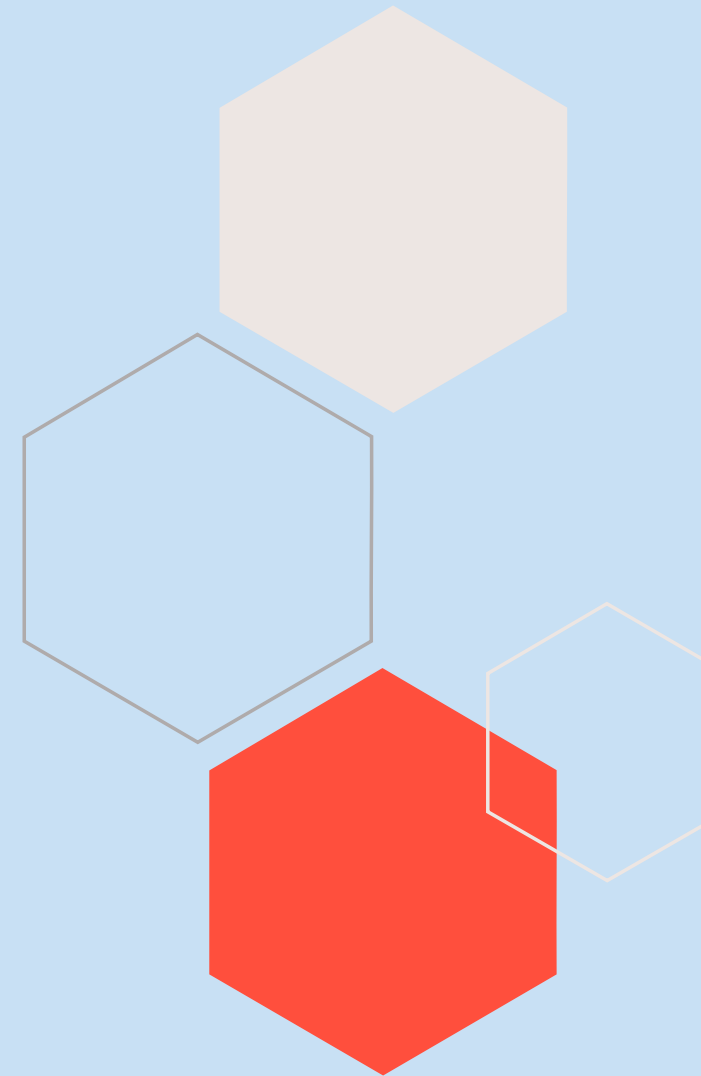


So what is competence?

- Skill, knowledge, experience and behaviours required at task level to achieve a defined outcome

PAS8673: 6 core areas of competence

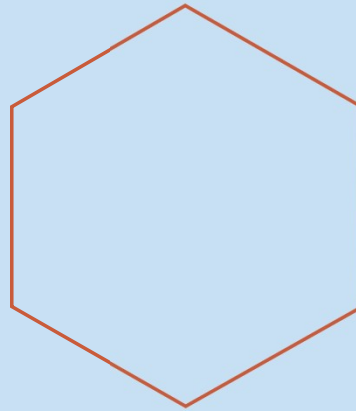
- Operating Environment
- Leadership and teamwork
- Building systems and safety
- Operational practices
- Risk management
- Planning monitoring and control





What the building safety regulator expects

Competence in the Safety Case



- Who has overall management responsibility
- Their responsibilities
- Their competence
- How they maintain competence



Residential building reality

Buildings are rarely staffed

PAS 9981 - Section 16, Fire Safety Management



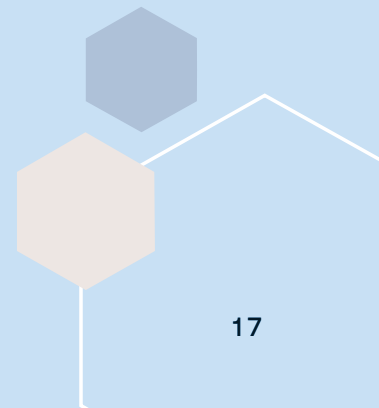
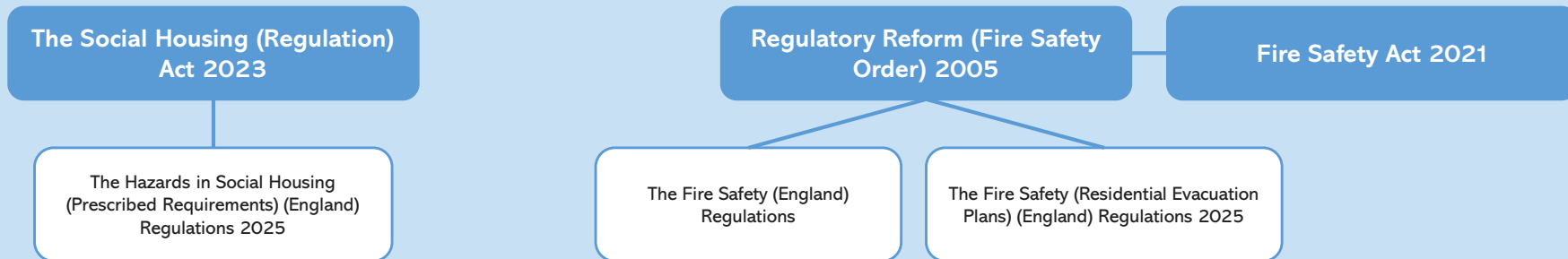
Key Takeaways

- Competence must be evidenced
- PAS 8673 is the benchmark
- It is both individual and organizational
- Feeds into the Building Safety Case



Fire safety regulations

Fire Safety Regulation – routine inspection for fire safety



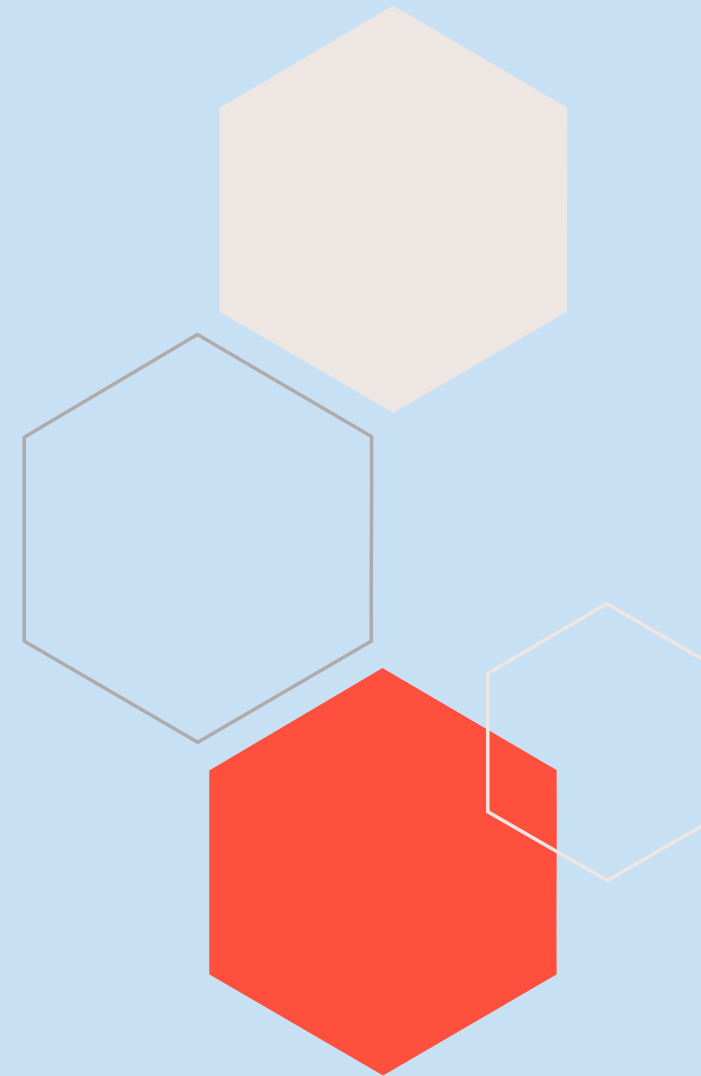
Regulation 7: Lifts & essential firefighting equipment

What Regulation 7 covers

- Monthly checks
- Record them
- Fix faults
- Tell the fire service if its serious

Common issues

- High frequency
- Multiple teams
- Require co-ordination
- Large volume of records
- Rely on clear ownership



Practical guidance: Lifts



LEIA Guidance Note

**Checks and inspections of lifts for use
by firefighters, evacuation lifts, and lifts
with recall**

Practical guidance: Smoke Control



Guidance on
Maintenance of
Smoke Control
Equipment



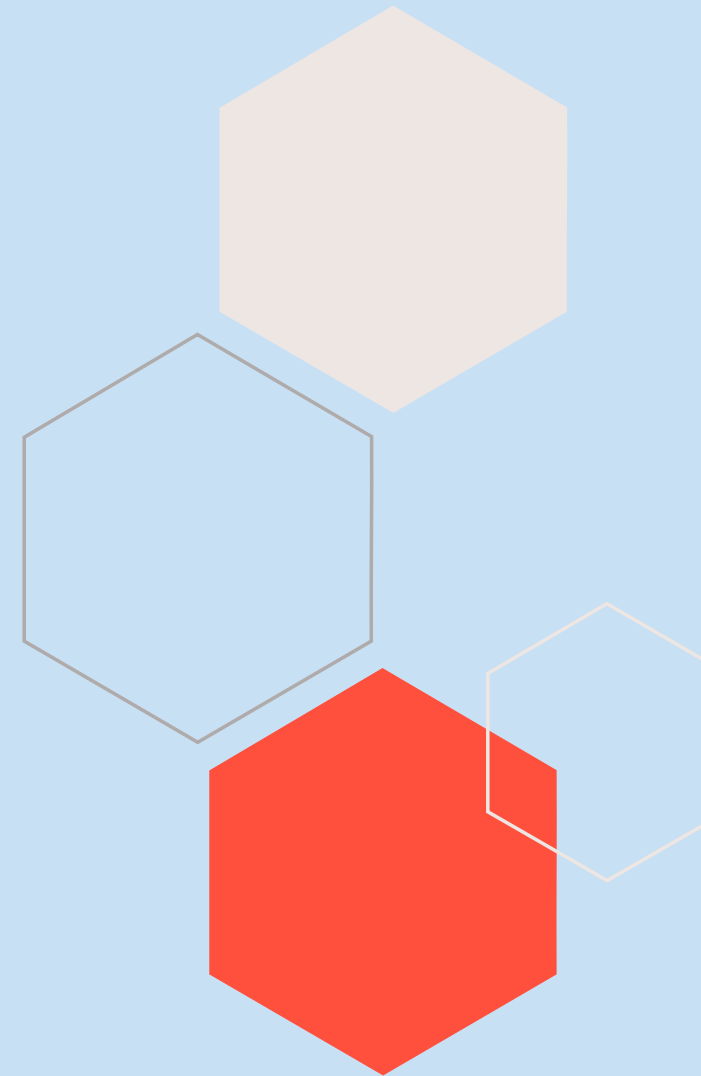
Monthly checks: where standards lag behind

No British standards for monthly checks

- Lifts
- Dry Risers
- Sprinklers

Industry led best practice

- LEIA
- BAFSA
- SCA



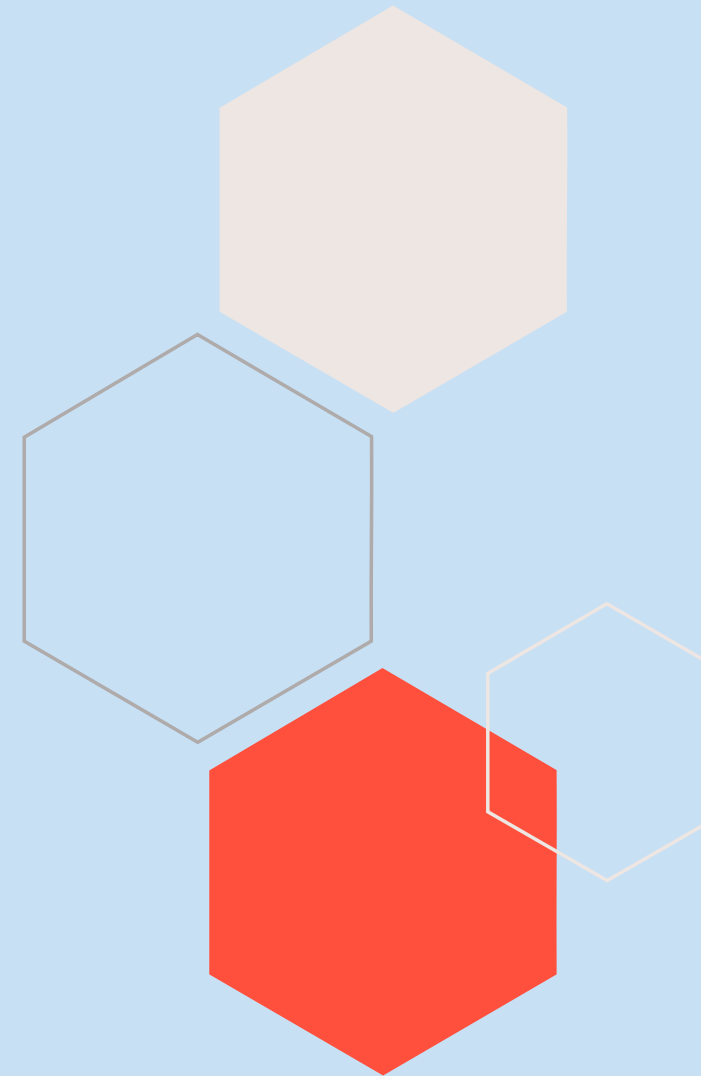
Regulation 10: Fire Doors

What Regulation 10 covers

- Tell residents why fire door matter
- Checks communal doors every 3 months
- Annual checks on flat entrance doors
- Keep a record of the checks

Common issues

- Resident understanding
- Access
- Recording information and accuracy
- Taking action following the inspections



Practical guidance: Fire door inspections

Minimum requirements for inspections of fire doors

Fire doors are crucial in preventing the spread of fire and smoke in buildings.

The Fire Safety Act 2021 clarified that flat entrance doors must be considered in the Fire Risk Assessment mandated by the Fire Safety Order. The Fire Safety (England) Regulations 2022 require regular checks to ensure that self-closing devices are working and the fire doors, including flat entrance doors, are in efficient working order and in good repair. These checks are to ensure that the existing door standard is maintained.

During the fire risk assessment, the assessor may recommend improvements to be made to the door and it will be for the responsible persons to determine how these are implemented. If faults are found with the doors, then it may be necessary to undertake appropriate maintenance to ensure they remain fit for purpose or, where needed, to replace them. However, there is no requirement to replace a fire door simply because it does not meet the current standard under building regulations if the door remains in full working order from a fire safety point of view.

The minimum requirement is for the responsible person to undertake an inspection of the doors to identify any obvious damage or issues. Furthermore, it is not envisaged that those checking the doors carry out a detailed technical examination on the fire resistance of the door (which is a matter for the fire risk assessment), unless it appears that an original fire resisting flat entrance door has been replaced with a non-fire resisting door or it's visibly damaged in a way that would impact on its performance as fire door. It should not be necessary to engage a specialist for these checks as the responsible person should be able to carry out these checks themselves.

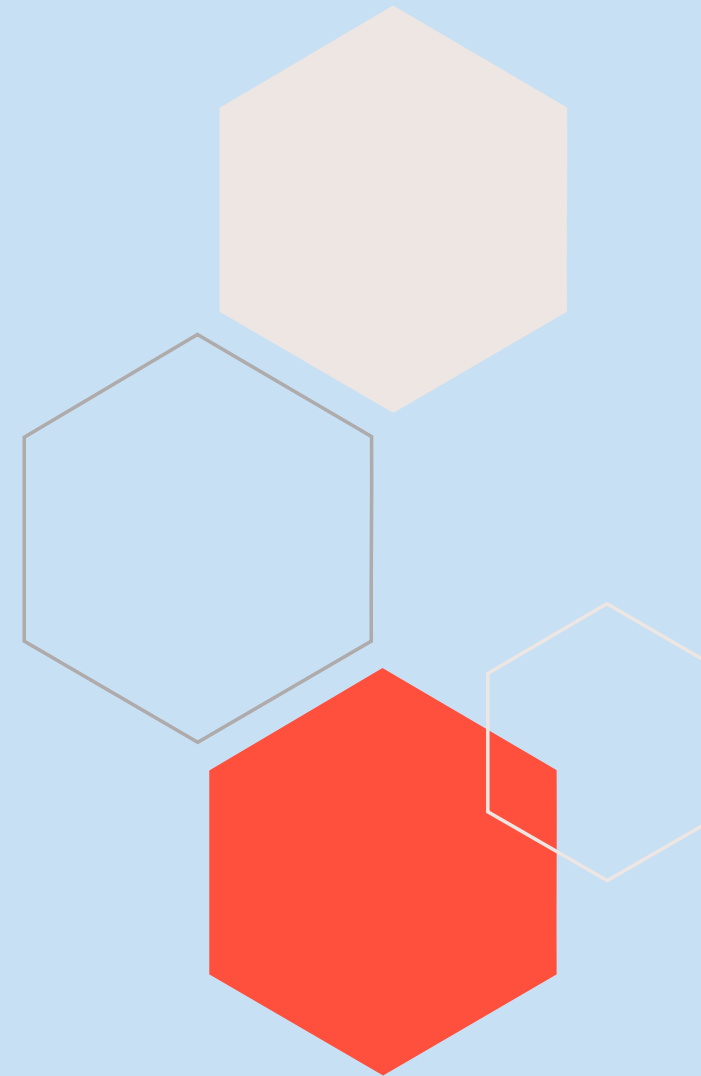
Residential Evacuation Plans

What the legislation covers

- Identify relevant residents
- Offer a PCFRA
- Take mitigation measures
- Produce a clear evacuation statement for the resident
- Provide that information to the fire service

Common issues

- Resident engagement
- Access



Practical guidance: RPEEPS

What if, as the Responsible Person, I already have a person-centred fire risk assessment process in place?

Many RPs have well-developed person-centred fire risk assessment processes already in place, and in some cases these may be part of wider risk assessments and engagements with their residents. The person-centred fire risk assessment required by the Regulations can be incorporated within such an existing or wider assessment, so long as it includes the requirements in Regulation 6. The usual process involves a conversation between an employee of the RP and the resident, and there is no requirement in these Regulations that a specialist is used to carry out the person-centred fire risk assessment.

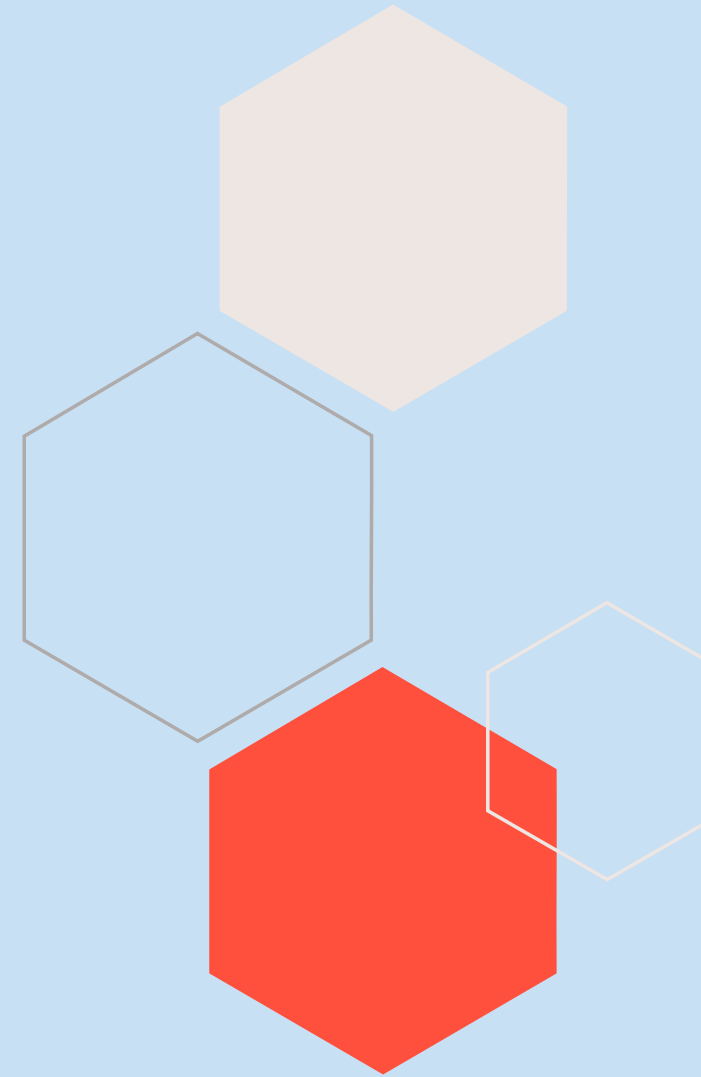
Awaab's Law: What's Coming

What the legislation covers

- Legal timescales for
- Emergency Hazards
- Damp and mould

October 2026

- Legal timescales for
- Structural hazards
- Fire hazards





The real reason regulations fail

Regulations usually fail in delivery, not in wording.

- Roles are unclear
- Teams are stretched
- Communication breaks down
- Records slip
- Access is hard



What good looks like

1. **Clear ownership:** Named leaders are accountable for outcomes.
 2. **Competent people:** Teams have the skills to execute consistently and understand their role within the bigger picture.
 3. **Evidenced based process:** Controls catch issues before they escalate.
 4. **Resident engagement:** building trust
- **Creates a culture where safety isn't a tick-box or routine task.**



Upskilling in house teams



Final Thoughts

Competence is the bridge between regulation and real resident safety