



Ministry of Housing,
Communities &
Local Government

Residential Personal Emergency Evacuation Plans (Residential PEEPs)

Easy read version

April 2026



What the words mean

Evacuation Getting people out of the building to a safe place.

Person-Centred Fire Risk Assessment This is a type of assessment that focuses on a vulnerable resident and the fire risks in their home and building.

Residential PEEP This stands for 'Residential Personal Emergency Evacuation Plan'. This is the process to improve a vulnerable resident's fire safety and ability to evacuate.

Responsible Person This is the owner or manager of a building, who is responsible for fire safety.

Simultaneous Evacuation Strategy Some buildings are at higher risk of a dangerous fire, so have a 'simultaneous evacuation' strategy to follow if there is a fire. This means if there is a fire everyone needs to leave the building, even if there is no fire in their own home.

Stay Put Strategy Most buildings have a 'Stay Put' strategy if there is a fire. This means if there is a fire in your building, it is probably safest to stay in your own home until the fire is put out.

Vulnerable residents These are people who may struggle to get out of the building they live in, if there was a fire. This could be because they have mobility problems or they might not understand how to get out of the building safely.

Background



The Government came up with ideas about how to keep **vulnerable residents** safe from fire. They asked people what they thought of these ideas in Summer 2022.

If you want to look at the ideas and the questions Government asked, they can be found [here](#), including an easy read version.



Overall, most people agreed that there should be specific measures to support **vulnerable residents** of high-rise and higher risk buildings



No-one was able to show us that PEEPs in workplaces could be applied to buildings where people live.

This means there needs to be a different type of PEEP in place in buildings where people live, which the Government has put into law and call a '**Residential PEEP**'.

This new process is described below:

Residential PEEPs

These are the **five steps** of **Residential PEEPs**, which will help keep **vulnerable residents** safe if there is a fire:



1. The owner or manager of a building must try to find out which residents would need help to get out if there was a fire.

The information must be easy for everyone to understand.

The resident can decide if they want to take part in the process or not.



2. The owner or manager of a building where people live must offer to do a Person-Centred Fire Risk Assessment for each vulnerable resident.

The assessment should look at:

- The fire safety risks in the resident's flat;
- Whether the resident is able to get out of their flat if there is a fire;
- The fire safety risks in the shared areas outside residents' flats like the entrance hall and landings.



- After looking at these risks, the owner or manager of the building can put in place actions to support the resident's fire safety and evacuation. This could include using any family, friends or neighbours who could help the resident get out if there is a fire, but the resident would need to arrange getting these helpers.



- Once these actions are in place, the owner or manager of the building should produce a written **Residential PEEPs** statement for what the resident should do if there is a fire.



3. The owner or manager of a building where people live must then share information about vulnerable residents with their local Fire and Rescue Service.

The information should cover the resident's:

- Flat number;
- Floor number;
- A little information on the needs of the resident;
- Whether the resident has a plan to evacuate the building.



The owner or manager of a building may only share this information if the resident agrees to this.

The information can be shared digitally or in a secure information box attached to the building where the resident lives.



4. If there is a fire, the local Fire and Rescue Service will fight the fire and carry out the evacuation and rescue of vulnerable residents.

If no measures to support the resident's evacuation could be put in place, or if the vulnerable resident's evacuation plan has not worked, the Fire and Rescue Service can use the information shared with them to evacuate that vulnerable resident.



5. The owner or manager of a building where people live must check the Residential PEEP regularly and update it where required.

Ways the Cost of RPEEPs could fall



a) If the Responsible Person can meet the costs.

Some Responsible Persons pay for certain measures themselves; Residential PEEPs will not affect this and this will remain an option for them.

Responsible Persons who are Social Housing providers may have access to a government grant cover the costs.



b) If all residents in the building should pay.

Costs for putting measures in place can only fall to all residents in the building when the majority of residents would benefit from the measure. This cost would then be put onto the service charge.



c) If the vulnerable resident should pay.

This is likely to be in cases where the Responsible Person has determined that the vulnerable resident is the only resident who will benefit from the measure.

Resident consent is required for all of the Residential PEEPs process; residents won't be forced to pay for the measure if they can't or don't want to.

Additional Information



The Government has published guidance to support Responsible Persons in understanding what they have to do as part of the RPEEPs process.

This can be found here: [Residential PEEPs: Guidance for Responsible Persons - GOV.UK](#)



The Government has also produced a Toolkit that describes good ideas that have already been used by people to help vulnerable residents with fire safety. This should help building owners or managers to think about how to keep their own residents safe, even if their buildings are not covered by the Residential PEEPs policy.

This can be found here: [Responsible Persons toolkit - GOV.UK](#)