OAKFIELD

Building Compliance Guide

Understanding Your Legal Responsibilities as a Freeholder, RMC or RTM Director

Owning a flat in a managed building means you are also part of the legal entity responsible for the building itself — whether that is through

- A Residents' Management Company (RMC)
- A Right to Manage (RTM) company
- A Share of Freehold
- Or direct Freeholder ownership

With that ownership comes serious legal compliance obligations.

Many flat owners are unaware that failure to meet building compliance duties can result in:

- Personal director liability
- Unlimited fines
- Criminal prosecution
- Invalidated insurance
- Mortgage restrictions
- Enforcement notices

This guide explains what is legally required — and how professional block management protects you.

1. Fire Safety Compliance

Under the Regulatory Reform (Fire Safety) Order 2005 and the Building Safety Act 2022, the "Responsible Person" (often the freeholder or RMC directors) must ensure the following:

- Fire Risk Assessment
- Documented fire safety policy
- Maintenance of fire alarm systems (if installed)
- Emergency lighting testing
- Fire door inspections (including flat entrance doors)
- Clear escape routes
- Signage compliance
- Dry riser / wet riser servicing (if applicable)
- Fire stopping integrity

For buildings over 11 metres:

- Additional fire door checks (quarterly on communal, annually on flat doors)
- Increased accountability requirements

Failure to comply can result in criminal liability.

The Risk of Self-Management

Many resident-run buildings underestimate:

- The volume of compliance documentation required
- The speed at which legislation is evolving
- The personal liability exposure for directors
- The administrative burden of record-keeping
- The enforcement powers of regulators

Compliance is no longer informal — it is heavily regulated and actively enforced.



How Oakfield Block Management Protects You

We act as your professional managing agent to:

- ✓ Commission and review Fire Risk Assessments
- ✓ Arrange statutory inspections and servicing
- ✓ Maintain compliance schedules
- ✓ Ensure Section 20 procedures are correctly followed
- ✓ Manage health & safety risk assessments
- ✓ Oversee contractor compliance
- ✓ Maintain full documentation records
- ✓ Liaise with insurers
- ✓ Support directors with Companies House obligations
- ✓ Keep your building aligned with current legislation

Most importantly — we reduce your personal exposure.

Why Professional Management Matters More Than Ever

Legislation has tightened significantly in recent years:

- Building Safety Act 2022
- Fire Safety Act
- Enhanced fire door regulations
- Stricter enforcement powers

Regulators now expect structured, documented compliance — not informal oversight.

Is Your Building Fully Compliant?

Many flat owners assume compliance is “in place” — but:

- When was your Fire Risk Assessment last reviewed?
- Is your asbestos register up to date?
- Are fire door inspections documented?
- Is your lift certification current?
- Are you meeting director filing obligations?

If you are unsure, your building may be exposed.









Speak to Oakfield Block Management

We provide structured, compliant, transparent block management services designed to protect:

- Your building
- Your investment
- Your fellow leaseholders
- And you personally as a director or freeholder

Contact our Block Management Team for a compliance review.



Head Office

4 Hayland Industrial Park
Maunsell Road
Castleham Industrial Estate
St Leonards on Sea
TN38 9NN

01424 854814
bm@oakfieldproperty.co.uk

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