OAKFIELD

Block Management - Personal Emergency Evacuation Plans (PEEPs)

Supporting Resident Safety in Your Building

Why Evacuation Planning Is Important

In the event of a fire or emergency, most residential buildings operate a “stay put” or managed evacuation strategy. However, this does not always account for residents who may need assistance to evacuate safely.

Personal Emergency Evacuation Plans (PEEPs) help to:

- Identify residents who may require assistance
- Ensure appropriate support is considered
- Provide important information to emergency services
- Improve overall safety within the building

Effective evacuation planning is an important part of modern fire safety management.





Legal Background & Responsibilities

Fire safety legislation has been strengthened in recent years, including:

- **Fire Safety Act 2021**
- **Building Safety Act 2022**
- **Regulatory Reform (Fire Safety) Order 2005**

Requirements relating to evacuation planning are already in place for high-rise residential buildings, generally defined as those:

- **18 metres or more in height, or 7 storeys and above**

From 6th April, these requirements are extended to mid-rise residential buildings, generally defined as those:

- **Over 11 metres in height, and**
- **Where an evacuation strategy applies**

Under this legislation, the Freeholder / Director (Responsible Person) must ensure fire risks are identified and managed appropriately, including considering how residents who may need assistance can evacuate safely.





What Is a PEEP?

A Personal Emergency Evacuation Plan (PEEP) is an individual plan for a resident who may need assistance to evacuate in an emergency.

This may include residents with mobility difficulties, sensory impairments, medical conditions, or anyone who may struggle to leave the building safely without support.

Each plan is based on a Person-Centred Fire Risk Assessment (PCFRA) carried out by a qualified specialist.



Our Approach

We will support the Responsible Person (Freeholder / Director) in meeting their legal obligations by managing the evacuation planning process on their behalf.

We will write out to all residents who have a duty to inform us if they require assistance in the event of an evacuation, and leaseholders are responsible for ensuring that, where their property is tenanted, we hold up-to-date tenant contact details.

Where a resident identifies that they require assistance, a Person-Centred Fire Risk Assessment (PCFRA) will be arranged through an independent specialist contractor. The cost of this assessment will be recharged to the relevant leaseholder.

Following assessment, a Personal Emergency Evacuation Plan (PEEP) and an Emergency Evacuation Statement will be created and recorded as part of the building's fire safety information.

Relevant information will be shared with the Fire & Rescue Service (with consent obtained), and all plans will be reviewed annually to ensure they remain up to date.

Head Office

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

01424 854814
bm@oakfieldproperty.co.uk

OAKFIELD