



JENNINGS & BARRETT
Sales, Lettings, Block & Estate Management

Directors newsletter 002

Dear Directors and Freeholders,

Fire Safety Act 2021

The tragedy of The Grenfell Fire has prompted a review of Fire Safety legislation across the Multiple Unit residential sector. Whilst this has particular emphasis on those buildings deemed higher risk, there are still considerations for all Residents Management Companies, Freeholders and residents of even the smallest block of flats.

The Fire Safety Act 2021 received Royal assent on 29th April 2021 . The key changes are the extends the scope of the premises to which the 2005 Order applies and thereby clarifies that the “responsible person” under the 2005 Order must also manage and reduce the risk of fire in relation to:-

- The structure and external walls of the building, including cladding, balconies and windows; and
- Entrance doors to individual flats that open into common parts.

The specific changes in relation to your own development will be raised by the Independent Risk Assessor carrying out your Health, Safety and Fire Risk Assessment, so we will be asking Directors to consider the changes that may be required and to include for these within your budgets. Across the portfolio the most common challenge will be to ensure that all demised flat front doors are sufficiently fireproof to protect the common parts and neighbouring properties from a fire within a flat. Given that the doors are not typically owned by the Management Company or the Freeholder, there will be decisions that Directors and Freeholders must make with regards to how we comply and enforce this. If you have any questions about this or any other matter, please contact your block manager in the first instance. It is our intention to work closely with our clients to guide them through this increasingly complex process.

Kind Regards

Richard Bould

