



External Wall Report for Fire & Rescue Services

Information about Regulation 5 of Fire Safety (England) Regulations 2022: Design and Materials of External Walls

Summary of Regulation 5

The Fire Safety (England) Regulations 2022 came into force from 23 January 2023. These are a series of new fire safety regulations that the government has introduced under Article 24 of the Regulatory Reform (Fire Safety) Order 2005.

Regulation 5 addresses the make-up of external walls in existing high-rise residential buildings. High-rise, as defined in The Fire Safety (England) Regulations, is a building at least 18 metres in height or at least seven storeys.

It is now a legal requirement for the responsible persons of these buildings in England to provide their local fire and rescue service with information about the design and materials of the building's external walls, and any material changes made to them.

Responsible persons must also provide the local FRS with information about the level of risk of spread of fire posed by the external wall structure (its design and materials), and the steps taken by responsible persons to mitigate these risks.

Who is a Responsible Person?

The government defines the Responsible Person as the person who is responsible for the safety of themselves and others who use a regulated premises.

“This is normally a building owner, or in residential properties, any other person in control of the premises. The responsible person is the person on whom most of the duties set out in the Fire Safety Order are imposed.” - *Responsible Person and Duty Holder: roles and fire safety responsibilities, Published 5 July 2021*



If I already have a Fire Risk Assessment (FRA), External wall survey (EWS1 survey), or a Fire Risk Appraisal of External Walls (FRAEW), can I just send that?

The information is required by the Fire & Rescue Services in order to support their operational response. Therefore the information required by this regulation must be presented in a clear and standard format in order to be useful to the fire authority. In short, whilst details included in these documents are required, **no** you cannot use an FRA, EWS1 survey or FRAEW, you must produce a separate document.

What specific information do Responsible Persons need to provide?

A responsible person is required to produce documentation defining the design of the external wall of the building. This includes specifics of the construction materials used. They should also include the detail of the level of risk identified and recorded in the fire risk assessment and the mitigating steps that the responsible person has implemented to mitigate this risk.

If the Responsible Persons do not currently have all the required information about the external walls of their building, any information they do hold should be provided whilst they update their fire risk assessment to include an appropriate assessment of the external walls.

Once their fire risk assessment is updated, they should then provide any updated information to their local fire and rescue service as soon as possible.

Responsible persons must also provide information about the level of risk posed by external wall structure. In terms of determining this level of risk, this information should be based on the buildings FRA/FRAEW. Most high-rise residential buildings should already have reports including what their external wall systems are comprised of, and what steps they have already taken to mitigate this risk.

If not, or if a more in-depth external wall system assessment is required, the responsible person should arrange to have the relevant assessment undertaken. Once completed the relevant details should be shared with the fire and rescue service, alongside the mitigating steps they have taken as a result of this assessment.



How can BEFS Ltd help?

Although it is possible for the Responsible Persons to complete this External Wall Report alone, it may be challenging to decipher other fire safety reports in order to extract this information. BEFS Ltd can offer Responsible Persons this service. Our qualified and competent fire safety consultants can provide peace of mind that regulations are followed.

We will:

- 1- Perform a desktop assessment to examine your current fire safety documentation and establish if there is enough existing information to compile the External Wall Report. If it is identified that there is not the requisite information, we will advise which further assessments are necessary
- 2- Complete an External Wall Report to be sent to the relevant local Fire & Rescue Service.

Contact Details

Please get in touch if you would like to make an enquiry about an External Wall Report, or any of our other services. You can find us at our website www.befsltd.co.uk

Or alternatively get in touch by email or phone at the below

Leeds: 0113 418 0375

London: 020 3633 6450

Email: hello@befsltd.co.uk

Further Information from GOV.UK:

- Responsible Person
<https://www.gov.uk/government/publications/responsible-person-and-duty-holder-fire-safety-responsibilities/responsible-person-identification-supplementary>
- Fire Safety (England) Regulations 2022
<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022>
- Regulation 5
<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022/fact-sheet-design-and-materials-of-external-walls-regulation-5#fn:1>