



Freedom of Information Request FOI 23 33

High rise residential buildings covered by Regulatory Reform Order

Query and response:

1. The number of low, medium and high-rise residential buildings in your area (or your current/best estimate of them) covered by the Regulatory Reform (Fire Safety) Order 2005

Some of the information that you have requested is publicly available. Under the terms of the Act, a request for information can be refused where one or more exemptions listed in the Act apply. In this case we are claiming the following exemptions to the information that you have requested:

“Information accessible by other means” in Section 21 of the Act. The information requested can be found [here](#).

We are in the process of collating similar information for our 2022/23 return to the Home Office, which is due for future publication. Work is also ongoing to update existing data sets regarding height of premises and also the definitions of “high” and “medium” rise height thresholds to take account of recent legislative changes.

The information relating to 2022/23 is withheld under section 22 of the Freedom of Information Act. Section 22 provides that information is exempt if:

- a. **the information is held by the public authority with a view to its publication, by the authority or some other person, at some future date (whether determined or not),**
- b. **the information was already held with a view to such publication at the time when the request for information was made, and**
- c. **it is reasonable in all the circumstances that the information should be withheld from disclosure until the date referred to in paragraph (a)**

Section 22 is a qualified exemption and therefore it requires that a public interest test be carried out to determine whether the exemption should be maintained.

The public interest in accountability and transparency by providing this information now has been weighed against the public interest in withholding it at this time. This information will be available [here](#) shortly.

Providing you with this information prior to the publication date would require duplication, which would be an inefficient use of public authority time when the information will be available imminently.



We have reached the view that, on balance, the public interest is better served by withholding this information under Section 22 of the Act at this time.

2. The total number of deficiency and/or enforcement notices served to the owners of these buildings relating to means of escape (Articles 14(2)(b) & 15 (1)(b)), since the July 2021 to the date of this FOI

A total of 134 Fire Safety Matters letters were issued to the Responsible Person in respect of Article 14 and Article 15 deficiencies in residential buildings during the timeframe specified. These included 63 Fire Safety Matters letters that were issued in respect of buildings greater than 6 storeys or over 18m in height.

3. The number of deficiency and/or enforcement notices served to the owners of these buildings specifically relating to the identification of vulnerable and disabled residents, and planning for their escape (Articles 14(2)(b) & 15 (1)(b)), since July 2021 to the date of this FOI

None recorded

4. Copies of the notices referred to in (3)

Not applicable

5. The fire authority's current policy covering the evacuation of disabled people from multi-occupancy buildings during a fire

At every incident, the Incident Commander will assess the suitability of the evacuation strategy of an individual building against the current operational conditions. Where a stay put strategy is required to be overturned, our operational procedures would consider all persons within the building and would include those requiring assistance from the building as part of an evacuation plan. The evacuation strategy of a building should be determined by the Responsible Person and informed by a Fire Risk Assessment, which would account for the physical built environment of the building. We recognise the ongoing work to assist with the identification of vulnerable residents in multi occupied residential buildings as identified by the Government consultation on Emergency Evacuation Information Sharing and the requirements for Secure Information Boxes under the Fire Safety (England) Regulations 2022. Where such information is made available to the Fire and Rescue Service in support of identifying vulnerable persons in need of assistance we would use it accordingly.

Information/Detail accurate on the date provided: 04, April 2023