



Building Safety Act 2022: Section 156 – Template FRS website text

Forthcoming changes to fire safety legislation

From 1 October 2023, new fire safety legislation comes into effect which will impose new duties on businesses and buildings owners.

The Fire Safety Order is the primary fire safety legislation in England and Wales, and it applies to all non-domestic premises as well as the communal parts of residential buildings. Changes to this legislation have been introduced through the Building Safety Act 2022 and represent the next phase of the governments fire safety reform programme.

The main changes introduced by the legislation are:

Written fire risk assessment and fire safety arrangements.

The previous requirement to have a written fire risk assessment only applied in certain circumstances (e.g. where the responsible person employs five or more persons). This will no longer be the case, and if you are a responsible person, then you will need to record both your fire risk assessment and fire safety arrangement in full, regardless of the size or purpose of the business or premises.

Enhanced requirements for cooperation and coordination

In premises where there is more than one responsible person, for example in multi-occupied premises or buildings where the occupier and building owner are different entities, there are increased requirements for cooperation and coordination between responsible persons.

Provision of information to residents

In residential buildings with two or more domestic premises (e.g. blocks of flats) then the responsible owner must provide residents with information on the risks from fire within their building and the fire safety measures provided to keep them safe. This requirement expands upon legislation introduced earlier this year that required responsible persons to provide residents with information on emergency procedures and the importance of fire doors.

The animation below provides more information on the forthcoming changes.

[Overview of the forthcoming changes to the FSO](#)



For further information on all the changes to legislation and what you need to do to comply, the Government has published guidance which is available [on the Government's website](#).

The changes in legislation are also known as Section 156 of the Building Safety Act 2022, and they are in addition to <the Fire Safety (England) Regulation 2022 which commenced earlier this year (possible link to FSER page) [English FRS only]> and the Fire Safety Act 2021 which commenced last summer (possible link to FSER page).