

PERSON-CENTRED FIRE RISK ASSESSMENTS (PCFRAS)



Building Safety Update - New legislation – Person-Centred Fire Risk Assessments (PCFRAs).

From 6 April 2026, new fire safety legislation requires building owners and managers to offer a Person-Centred Fire Risk Assessment (PCFRA) to certain residents.

WHAT IS A PERSON-CENTRED FIRE RISK ASSESSMENT (PCFRA)?

A **PCFRA** is a **personal, one-to-one fire safety conversation** about **you**, not the building.

It looks at:

- ❑ Whether you would find it difficult to **evacuate on your own** in a fire
- ❑ How the building's fire safety arrangements work **for you personally**
- ❑ Whether **small changes** could make things safer for you in an emergency

It does **not** replace the building's normal fire risk assessment. Instead, it **adds a personal layer** where needed. A PCFRA is a voluntary, one-to-one assessment that looks at how a resident would respond and evacuate in the event of a fire, taking account of their individual circumstances. It helps ensure evacuation arrangements are appropriate and clearly understood.

WHO DOES THIS APPLY TO?

A PCFRA is only offered where a resident meets specific criteria, namely where they may have difficulty evacuating independently in the event of a fire due to factors such as:

- ❑ Reduced mobility or physical impairment
- ❑ A sensory impairment (for example sight or hearing loss)
- ❑ A long-term health condition or disability
- ❑ A cognitive, learning, or mental health condition that could affect response in an emergency

If you do not meet this criteria, a PCFRA will not be required.

CONTACT US: T 020 8370 4810 E estate@iangibbs.com

OUT OF HOURS SERVICE: If there is an emergency in the common areas outside of our office hours, please telephone 020 8090 1585



IS A PCFRA COMPULSORY?

No. A PCFRA is entirely voluntary.

Our legal duty is to offer the assessment and make residents aware of its availability. You are not required to consent or take part.

- Residents who already have a PEEP will be contacted separately
- Residents without a PEEP who may meet the criteria should contact us if they wish for us to explain the PCFRA option in more detail
- If you choose not to proceed, no assessment will be carried out

WHO CARRIES OUT A PCFRA AND WHO PAYS?

The legislation requires that any PCFRA is undertaken by a competent person.

For this reason:

- We will be outsourcing PCFRAs to specialist health and safety professionals
- This is a legal building safety requirement
- Costs will be covered through the communal service charge, as required by law
- Residents will not be charged individually

WHAT HAPPENS DURING A PCFRA?

If you agree:

1. Your landlord or building manager arranges a friendly discussion with a specialist health and safety professional
2. They talk with you about:
 - How you would respond to a fire alarm
 - How you would leave the building
 - Any difficulties you might face
3. Together, you agree reasonable and practical measures to improve safety

This may result in a short written note called an **Emergency Evacuation Statement** explaining what support or arrangements are in place

Key points to note:

- ✓ You **do not have to take part**
- ✓ Your information must be handled **confidentially**
- ✓ Any changes must be **reasonable and proportionate**
- ✓ The aim is to help emergency services **keep you safe**, not to remove your independence

WHAT HAPPENS NEXT?

- Residents with an existing PEEP will be contacted directly
- Other residents should contact us if they would like to request a PCFRA only if one (or more) of the following criteria applies:
 - Reduced mobility or physical impairment
 - A sensory impairment (for example sight or hearing loss)
 - A long-term health condition or disability
 - A cognitive, learning, or mental health condition that could affect response in an emergency

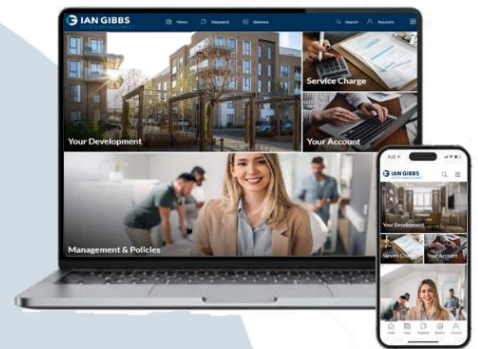
HOW TO CONTACT US?

To request a PCFRA contact us at safety@iangibbs.com or complete the google form sent as part of the annual review.

RESIDENT PORTAL COMING SOON

We will soon be launching a resident portal where you can find information like this as well as access key documents, update your contact details, raise communal maintenance requests and much more.

More information coming soon.



Would you like more advice on fire safety in your home?

Your local fire brigade provides a free home fire safety visit: <https://www.safelincs.co.uk/hfsc>

London:

<https://www.london-fire.gov.uk/safety/the-home/book-a-home-fire-safety-visit/>.

Hertfordshire:

<https://www.hertfordshire.gov.uk/services/fire-and-rescue/request-a-visit-from-the-fire-service/request-a-visit-to-your-home-or-school.aspx>

Essex:

<https://www.essex-fire.gov.uk/book-home-safety-visit>

