



**vantify**  
CONSULTANCY

**Building**  
Safety Services



RESOURCE BROCHURE

## Introduction

Our Building Safety Services provide a fully integrated approach to resident engagement, individual risk assessment, and building evacuation planning, designed to ensure legal compliance, enhance resident confidence, and support safe and effective emergency response.

### 1. Resident Engagement

We develop and implement a structured **Resident Engagement Strategy** tailored to the needs of the building and its occupants, in compliance with the Building Safety Act 2022. This includes clear, accessible communication on building safety measures, regular updates on fire and structural risks, opportunities for resident feedback, and formal consultation on key safety decisions. Our approach aligns with recognised best practice for higher rise residential buildings and ensures residents understand safety responsibilities and how to report concerns.

### 2. Person Centred Fire Risk Assessments (PCFRA)

We support the Responsible Person in meeting the requirements of the Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 by identifying residents who may require additional support during an evacuation. Through private, person centred engagement, we assess individual needs relating to mobility, sensory impairment, cognitive conditions, or other vulnerabilities. For each identified resident, we prepare a written **emergency evacuation statement**, determine the assistance required, and ensure that information is shared appropriately with the Fire and Rescue Authority with explicit resident consent. These assessments are reviewed annually or sooner where circumstances change.

### 3. Building Evacuation Plans

We prepare and maintain clear, building specific **Evacuation Plans** that set out the actions expected of residents in an emergency, including stay put arrangements, simultaneous evacuation procedures, and any building specific measures such as locations of refuge points, equipment, or assisted evacuation arrangements. These plans can be displayed in communal areas, incorporated into resident engagement information, and made available to attending Fire and Rescue Services as part of operational pre planning.

### 4. Integrated Delivery

Together, these services ensure that residents are fully informed, vulnerable individuals are identified and supported, and the building's evacuation arrangements are clearly defined and legally compliant. Our approach promotes transparency, supports a culture of safety, and enables both residents and building managers to play an active role in mitigating fire and building safety risks.

## Part 1 - Resident engagement

### Purpose

The resident engagement strategy explains how residents and leaseholders are informed about, and involved in, building safety decisions made by the Principal Accountable Person (PAP) or Accountable Persons (APs).

### Building Safety Act 2022 (Section 91)

For higher rise residential buildings (18m+/7 storeys), the PAP must develop a resident engagement strategy that enables residents aged 16+ to participate in building safety related decisions and understand how safety information is provided.

## Responsibilities

The PAP must:

- Prepare, maintain, and periodically review the resident engagement strategy.
- Consult residents and APs when the strategy is first issued or updated.
- Provide the latest version to residents and APs.
- Keep records of reviews and changes.
- Notify residents about building safety works linked to building safety decisions.

APs must:

- Share the strategy with residents in their part of the building.
- Work with other APs to develop and update the strategy.
- Understand who lives in their areas and accommodate communication needs.

When instructed by the Building Safety Regulator, the PAP must submit the strategy along with the building assessment certificate application.

## What the Strategy includes

### Information Provided to Residents

The strategy explains which building safety decisions residents will be consulted on and what information will be shared (e.g., type of work, timing, impacts).

### Topics for Resident Input

Residents may be asked for views where works last more than one day, block access routes, or significantly affect living conditions (e.g., timing, minimising disruption). The strategy also states which decisions do not require resident consultation and the reasons why.

## How Opinions Are Collected and Used

The strategy outlines:

- How feedback is gathered (letters, surveys, email, meetings, digital platforms).
- Accessibility options (alternative languages, large print, braille, audio).
- How responses are reviewed, how outcomes are communicated, and how data is handled under GDPR.
- Timeframes for providing feedback.

## Measuring Participation

Participation levels will need to be monitored through response rates, surveys, focus groups, and meetings or site based engagement. Where participation is low, the PAP will review and adjust engagement methods.

## Distribution & Review

APs must give residents the latest version of the strategy in the most suitable format (paper, email, accessible formats).

Consultations must last at least three weeks. Staged consultation may be used for newly occupied buildings.

The PAP must review the strategy:

- At least every two years.
- After significant material alterations.
- After mandatory occurrence reporting.
- Whenever needed to reflect changes in circumstances.

Residents may raise concerns or complaints about the strategy with the PAP and escalate to the Building Safety Regulator if dissatisfied.

## Vantify Methodology – resident engagement strategy

In order to create a resident engagement strategy our consultants would focus on obtaining the following information:

1. Define purpose and aims (safety, communication, responsibilities).
2. Understand the resident groups (communication needs, accessibility, diverse residents).
3. Specify what information will be shared (safety updates, works, emergency info).
4. Choose communication channels (meetings, newsletters, portal, notices).
5. Set engagement methods (surveys, consultations, feedback inbox, meetings).
6. Show how feedback will be used (recording, responding, “You said, we did”).
7. Establish governance and review cycles (annual review, H&S committee, update triggers).

## Part 2 - Person Centred Fire Risk Assessments (PCFRA)

### Introduction

A PCFRA is an individual fire safety assessment for residents who may be at higher personal risk from fire due to mobility, sensory, cognitive, behavioural, or health related factors.

Why a PCFRA is Required

- Identifies vulnerable residents whose ability to detect, respond to, or escape from fire may be impaired.
- Addresses risks not covered by the building FRA, which focuses on communal areas rather than individual needs.
- Supports compliance with emerging duties under the Fire Safety (Residential Evacuation Plans) (England) Regulations, including identifying relevant residents and preparing tailored evacuation support.
- Reduces life safety risk by enabling early intervention and targeted protective measures.
- Improves multi agency support, ensuring appropriate information is shared with Fire & Rescue Services (with resident consent).

## What a PCFRA Involves

- Engagement with the resident (and where appropriate, family or carers) to understand their health, behaviour, daily routines and any support needs.
- Assessment of individual fire risks, including ignition sources, fire loading behaviours, smoking, cooking practices, use of oxygen, and hoarding.
- Evaluation of detection and warning needs, including whether the resident can hear, see, recognise, or respond to alarms.
- Assessment of escape capability, considering mobility, cognition, stamina, and ability to self evacuate.
- Development of a tailored action plan, which may include improved detection and alerting, behaviour based measures, suppression systems, or referrals to support services.
- Creation of an emergency evacuation statement, outlining what the resident should do during a fire (where required).
- Review cycle, normally annually or sooner if the resident's condition or circumstances change.

## Vantify Methodology – PCFRA

1. Resident Engagement – meet the resident (and carers/family if needed), explain the assessment, and obtain consent.
2. Gather Personal Risk Information – capture key factors such as health, mobility, cognition, behaviours, daily routines, and any lifestyle risks (e.g., smoking, oxygen use, hoarding).
3. Assess Fire Starting Risks – identify ignition sources and assess the likelihood of a fire starting or spreading rapidly.
4. Review Existing Safeguards – check the adequacy of smoke detection, alarms, suppression, telecare systems, and care support.
5. Evaluate Detection & Evacuation Capability – determine whether the resident can recognise alarms and safely self evacuate.
6. Determine Personal Risk Level – apply structured judgement to classify the resident's overall level of fire risk.
7. Develop a Tailored Action Plan – recommend proportionate measures (e.g., enhanced alarms, suppression, behaviour changes) and flag any need for referrals.
8. Prepare an Evacuation Statement (if required) – outline what the resident should do in a fire and share details with emergency services only with consent.
9. Document, Share & Review – record the assessment, notify duty holders of required actions, and review annually or when circumstances change.

## Part 3 - Building Evacuation Plan

### Introduction

A Building Evacuation Plan sets out how residents should respond in a fire and how the building will be evacuated if necessary. It ensures residents, staff, and attending Fire & Rescue Services have clear, accurate instructions to enable a safe and coordinated response.

## Why a Building Evacuation Plan Is Required

- Legal requirement under the Residential Evacuation Plans Regulations for specified residential buildings, following recommendations from the Grenfell Tower Inquiry. The Responsible Person must maintain an evacuation plan and provide it to the Fire and Rescue Service when requested.
- Supports safe decision making by giving residents clear instructions on what to do if a fire occurs.
- Provides essential operational information to the Fire and Rescue Services, improving emergency response and reducing delays.
- Ensures consistency, avoiding confusion between Stay Put, Simultaneous Evacuation or other strategies.

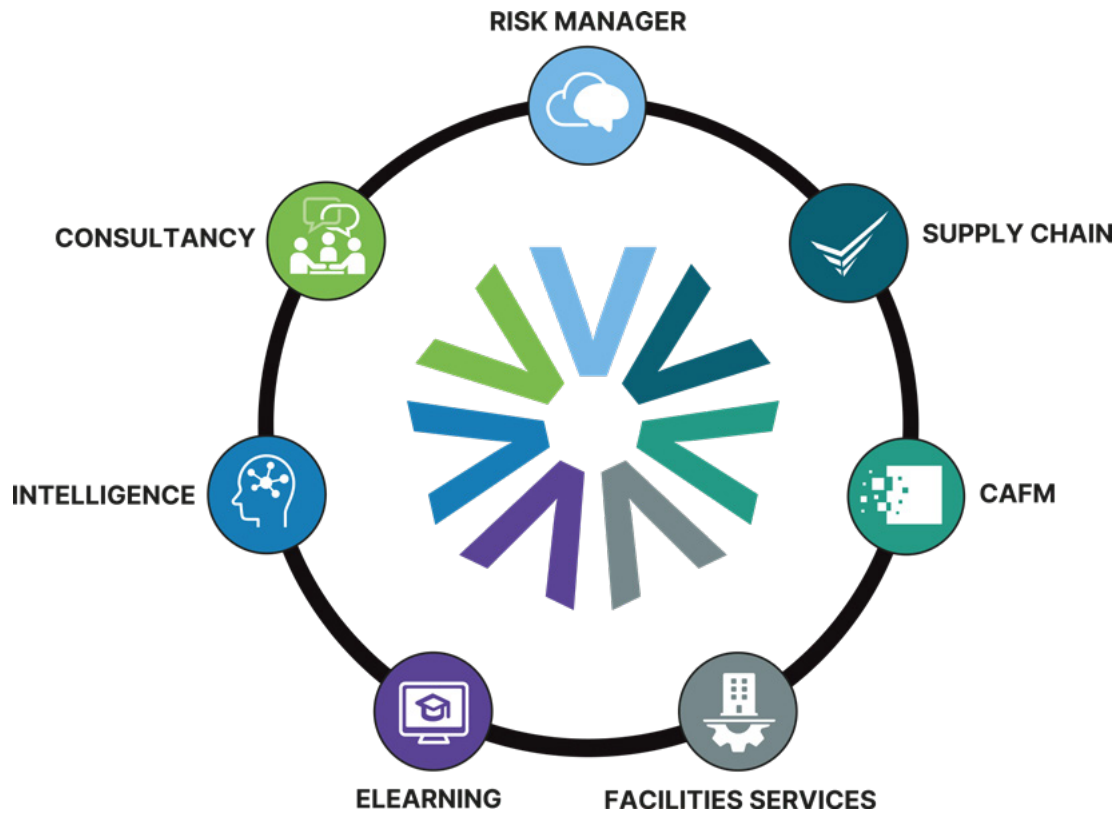
## What a Building Evacuation Plan Involves

- Clear resident instructions on what to do if a fire starts in their flat or elsewhere, including assembly points and prohibited actions (e.g., using lifts).
- Defined evacuation strategy, such as Stay Put, Simultaneous Evacuation or Phased Evacuation, and when each applies.
- Building information, including escape routes, stair cores, firefighting access, alarm arrangements, and suppression systems.
- Integration with person centred assessments, ensuring residents who need support are accounted for through PCFRAs/PEEPs and emergency evacuation statements.
- Communication and accessibility, ensuring the plan is displayed, distributed, and available in formats suitable for residents' needs.
- Regular review, particularly after incidents, building changes, or updates to evacuation strategies.

## Vantify Methodology – Building Evacuation Plan

1. Gather Key Information – review building layout, escape routes, stairs, lifts, compartmentation and firefighting access; collate the fire strategy, drawings, cause and effect, and maintenance records.
2. Confirm Evacuation Strategy – determine whether the building uses Stay Put, Simultaneous, or Phased Evacuation and identify any variations by zone, floor, or occupancy type.
3. Create Resident Instructions – provide clear guidance on actions during a fire, alarm response, escape route use, assembly points, and lift restrictions.
4. Include Support for Vulnerable Residents – link to PCFRAs/PEEPs to ensure assistance arrangements are identified, agreed and documented.
5. Check System Dependencies – identify reliance on alarms, smoke control, sprinklers and communication systems and note contingencies for system failures.
6. Validate On Site – walk escape routes, check signage, lighting, door operation and obstructions, and confirm the plan reflects actual conditions.
7. Finalise and Communicate – produce an accessible plan, display instructions in communal areas and share versions for residents, staff and emergency services.
8. Review and Update – revise the plan following building changes, incidents, system failures or resident needs, and review annually.

# The Vantify Ecosystem



**Better together. Only with Vantify.**



0203 337 3575

enquiries@vantify.com

www.vantify.com

Registered Office, 20 Grosvenor Place, London, England SW1X 7HN

William Martin, Meridian, Prosure360, and Elogs have joined forces to create Vantify® - our unified ecosystem that provides a single vantage point for compliance and risk management.