

SCHEDULE 1

Documents

Fire and emergency file

- 5.—(1) A fire and emergency file must set out—
- (a) the matters that were considered when assessing how the building safety risks⁽¹⁾ identified could impact the higher-risk building or the proposed higher-risk building;
 - (b) the proposals adopted and the approaches taken in relation to designing the proposed higher-risk building or the building work to the higher-risk building to ensure compliance with the applicable requirements of the building regulations relating to the building safety risks;
 - (c) the measures, strategies and policies it is proposed the owner of the higher-risk building should adopt in order to manage and maintain the higher-risk building or the proposed higher-risk building to ensure anyone in it can be safely evacuated in an emergency, including any assumptions made as to the intended occupiers of the building and their likely characteristics and behaviours.
- (2) The measures, strategies and policies referred to in sub-paragraph (1) must include—
- (a) a plan which sets out the requirements of the fire and rescue service for the area in relation to access to the higher-risk building and water supply for fire-fighting;
 - (b) a report which—
 - (i) where the HRB work, a stage of HRB work or work to existing HRB has not started, demonstrates how compliance with the applicable requirements of the building regulations relating to the building safety risks is to be achieved;
 - (ii) where the HRB work, a stage of HRB work or work to existing HRB is completed, demonstrates how compliance with the applicable requirements of the building regulations relating to the building safety risks was achieved.

Commencement Information

II Sch. 1 para. 5 in force at 1.10.2023, see **reg. 1(1)**

(1) See section 120G(5) of the Building Act 1984 for the definition of “building safety risk”.

Changes to legislation:

There are currently no known outstanding effects for the The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023, Paragraph 5.