

Freedom of Information request reference number: 8529.1

Date of response: 11/04/2024

Request:

We are wanting to know the cost of fire maintenance for a block of flats with 30 residents with three floors and an underground garage. There are two lifts and an internal stairwell.

- *How often is fire maintenance inspections required?*
- *What is the cost of fire maintenance inspection?*
- *What are the safety requirements for such a residence?*

Response:

The fire safety requirements for a multi-occupied block of flats are set out in the Regulatory Reform (Fire safety) order 2005 (FSO) and the Fire Safety (England) Regulations (FSER). The FSO does not specify any frequencies for maintenance of fire safety systems, only that they are "suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair".

Best practice guidance on maintenance, including frequencies when this should be undertaken, for block of flats can be found in Part G of [Fire safety in purpose-built blocks of flats \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/444444/fire-safety-in-purpose-built-blocks-of-flats.pdf).

The FSER do specify when checks of certain fire safety systems, for example fire doors, should be carried out in blocks of flats. However, the checks are only required for blocks of flats of certain heights. Further guidance on these checks can be found in the Governments guidance of these regulations: [Check your fire safety responsibilities under the Fire Safety \(England\) Regulations 2022 \(accessible\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/444444/check-your-fire-safety-responsibilities-under-the-fire-safety-England-regulations-2022-accessible.pdf).

As the enforcing authority for fire safety in London we are unable to provide any information on the cost of maintenance, this is for the companies providing that service to determine.

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us>