

Dear Resident,

Fire Safety Charges

You may have noticed that last year an additional line was introduced into your service charge for Building Safety charges with a £0 value. This was done to help indicate that new charges were due to be introduced in the near future. As government guidance on charging was still evolving at that time Newlon decided not to apply any charges for last financial year despite the required works commencing.

I am writing to you to let you know that a new fire safety charge will be introduced into your service charges from April 2025. This will be billed under Building Safety.

The introduction of the Fire Safety (England) Regulations 2022 made it a legal requirement from 23rd January 2023 for responsible persons for all multi-occupied residential buildings in England of over 11 metres in height to:

- Undertake quarterly checks of all fire doors (including self-closing devices) in the common parts.
- Undertake - on a best endeavour basis - annual checks of all flat entrance doors (including self-closing devices) that lead into a building's common parts.

The additional requirements of the Fire Safety Act 2021 and the Building Safety Act 2022 for building owners and landlords include carrying out fire safety checks to the front entrance doors of residents' homes on an annual basis and checking all communal fire doors on a quarterly basis in buildings over 11 metres in height. The costs for carrying out these additional checks and activities are service chargeable.

The charges being introduced into the building safety line on your service charge statement will include those for fire door inspections.

You will have already been contacted regarding inspections to your front door which may have included remedial or maintenance works. These costs have not been charged in the current financial year, however, going forward these inspection costs will need to be passed on.

Typical charges include:

Fire door inspection - £16 per door

We understand that any additional charges are unwelcome, however, we need to start applying the new fire safety charges for the coming financial year to ensure we meet the requirements set out by the government for keeping our residents safe.

The link below is to a letter from the Building Safety Regulator explaining to all landlords what is acceptable in terms of service charging and the requirement for transparency about this to residents.

https://www.newlon.org.uk/wp-content/uploads/2025/02/Joint_Letter_-_Lee_Rowley_and_Philip_White.pdf

Should you have any queries please contact the Newlon Building Safety Team on **020 3234 2287** or via email at **building.safety@newlon.org.uk**.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'DY 8', followed by a small dot.

Diane Young

Head of Building Safety

Building Safety Team