

A non-exhaustive timeline of the introduction of legislation, official reports, inquiries, and guidance that has shaped the fire and building safety regime that dutyholders must now comply with in their roles.

One of the challenging aspects of being a [responsible person](#) as defined by the *Regulatory Reform (Fire Safety) Order 2005*, or an [accountable person](#) as defined by the *Building Safety Act 2022*, is coming to grips with all the various legislation that define the duties you must comply with.

An *accountable person* is a statutory dutyholder that must be named and registered with the Building Safety Regulator. It is likely an *accountable person* will also be viewed as a *responsible person* as well. Owing to the fact most *accountable persons* know they have accepted this role Figure 1 may serve as a useful reference and reminder tool to help them meet their duties.

Many people become *responsible persons* by virtue of the fact they own a building or are a leaseholder with full or partial control or financial responsibility for the building they occupy. It can be an employer carrying on a trade in a building. Fire safety consultants and advisers. They can also be individuals who are deemed to have control over a building because of the day-to-day jobs they undertake, such as housing or building safety officers, and those who carry out planned and response repairs and maintenance.

The extent of the list of the companies being prosecuted in the [Beechmere](#) fire incident, has surprised many in the built environment sector. The fact that the general maintenance and roofing contractors are being prosecuted for Fire Safety Order breaches alongside the building owners, rest home operators, and their professional fire safety consultants, has set a worrying precedent.

