

# The Terrorism (Protection of Premises) Act 2025

To provide an overview of the legislation and understand, plan and prepare appropriately before implementation, which is expected in 2027.

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## Background

Following the tragic events at the Manchester Arena in 2017, new legislation was introduced and received Royal Assent in April 2025, which will apply across England, Wales, Scotland and Northern Ireland.

As the threat of terrorist attacks is complex, evolving, and can be unpredictable, the Act is designed to improve protective security and organisational preparedness across the UK.



It is designed for businesses and organisations to be prepared, by considering the actions they would take in the event of a terrorist attack, as well as taking appropriate steps to reduce vulnerability to terrorist attacks in publicly accessible locations.

Consideration needs to be given to the level of risk, the vulnerabilities of the location, the potential impact of an attack and the feasibility of implementing various security measures. Businesses need to take steps to deter, detect, delay, mitigate and respond to threats. The legislation aims to enhance public safety by ensuring that publicly accessible locations are prepared to respond to a terrorist attack and to reduce harm and save lives.

## What Should I do Now?

Become familiar with the requirements of the Act. The regulator will issue statutory guidance approved by the Home Office in due course. This can then be used by businesses and organisations to make sure they are compliant with all relevant and necessary measures. Businesses should wait until this guidance is issued before obtaining external advice. The statutory guidance is being designed to be easy to follow and will not include a requirement to use third parties for advice or guidance. Keep up to date using Government factsheets and guidance. [Terrorism \(Protection of Premises\) Act 2025 - GOV.UK](https://www.gov.uk/government/publications/terrorism-protection-of-premises-act-2025)

## Who is the Regulator?

The SIA (Security Industry Authority) has been appointed as the regulator. They will provide support, advice and guidance to those responsible for premises and events in meeting the requirements of the legislation. In addition, they will also be able to take enforcement action if there are instances of serious or persistent non-compliance. This could include compliance notices, restriction notices, closure of the establishment and/or penalty notices with fixed penalties.

Fines can range up to £10,000 for Standard Tier Premises and £18 million or 5% of worldwide revenue (whichever is greater) for Enhanced Tier Premises. Criminal sanctions can also be imposed.

## The Act

The Act establishes a tiered approach, linked to the activity that takes place at the premises and the number of individuals it reasonably expects may be present at the same time at a premises or event, and includes volunteers and employees. There are two tiers with specific requirements which will need to be considered for businesses and organisations: Standard Tier Premises and Enhanced Tier Premises. The definition of the tiers are:

**Standard Tier** - Those premises or qualifying events where it is reasonable to expect between 200-799 individuals to be present at the same time, at least occasionally.

**Enhanced Tier** - Those premises or qualifying events where it is reasonable to expect that 800 or more individuals may be present at least occasionally.

## Definition of Premises

- There is at least one building (or the premises are in a building).
- The premises are wholly or mainly used for one or more of the uses specified at Schedule 1 to the Act, e.g., shop, restaurant, concert hall.
- It is reasonable to expect that at least 200 individuals may be present at least occasionally, and the premises are not excluded under Schedule 2 of the Act.

## Definition of Qualifying Events

An event that takes place at premises, including land without buildings, that is accessible to members of the public for the purpose of the event, and where:

- Measures to check entry conditions are in place e.g., ticket checks.
- It is reasonable to expect at least 800 people may be present at some point during the event e.g., ticketed outdoor concert.

For example, a ticketed outdoor concert with more than 800 tickets sold would qualify, however, a village fete will not fall under this definition as there are no entry conditions.

## Definition of Responsible Person for Qualifying Premises and Events

- The person who has control of the premises at which the event will be held. For example:  
A concert is being held in a park. The company putting on the concert has taken over an area of the park for the concert. The responsible person will be the company putting on the concert. If the park maintains control of the site being used for the concert, then the park owners/operators will be the responsible person, even if they contract out some aspects of the event, e.g., security companies.

## Can the Responsible Person be a Corporation?

If a corporate body is the operator of a premises or event, then a senior person within the organisation must be named as the responsible person to ensure this body complies.

For example: A store manager of a large chain of retail shops would not be the responsible person; the retailer would need to appoint a senior member of the business to take on this role.

## Standard Duty Premises

These relate to premises or qualifying events where it is reasonable to expect between 200-799 individuals to be present at the same time, at least occasionally.

### Duties of the Responsible Person for a Standard Duty Premises (After Guidance is Issued):

- Businesses will need to notify the Security Industry Authority of their premises; and
- Have in place, insofar as reasonably practicable, appropriate public protection procedures to move people away from any potential dangers.

## Enhanced Duty Premises

These relate to premises or qualifying events where it is reasonable to expect that 800 or more individuals may be present at least occasionally.

### Duties of the Responsible Person for an Enhanced Duty Premises (After Guidance is Issued):

- The same as the Standard Duty Premises requirements, plus:
  - ✓ Have in place, insofar as reasonably practicable, appropriate public protection measures that could be expected to reduce the vulnerability of the premises, and the risk of physical harm being caused to individuals in the event of an attack.
  - ✓ Document the public protection procedures and provide this to the SIA.
  - ✓ If the responsible person is not an individual, designate a senior individual with the responsibility to ensure compliance with these requirements.

## How to Respond in the Event of a Terrorist Attack

Counter Terrorism Policing guidance sets out three key steps for keeping safe in the event of a firearms or weapons attack:

- **Run** – to a place of safety.
- **Hide** – it is better to hide than confront.
- **Tell** – the police by calling 999.

Make sure all employees are trained in your specific terrorist attack procedures and refresh this on a regular basis.

## Next Steps

Keep monitoring for further updates and guidance documents.

## Sources and Useful Links

- Government factsheets [Terrorism \(Protection of Premises\) Act 2025 - GOV.UK](#)
- Protect UK (UK Government Initiative, part of Counter Terrorism Policing) [ProtectUK | Home](#)
- Pool Re (largest Terrorism Re-insurer) see the knowledge centre at [Home - Pool Reinsurance](#).
- Operational guidance from the SIA will be made available prior to commencement of the legislation.

## Additional Information

To find out more, please visit [Aviva Risk Management Solutions](#) or speak to one of our advisors.

Email us at [riskadvice@aviva.com](mailto:riskadvice@aviva.com) or call 0345 366 6666.\*

\*The cost of calls to 03 prefixed numbers are charged at national call rates (charges may vary dependent on your network provider) and are usually included in inclusive minute plans from landlines and mobiles. For our joint protection telephone calls may be recorded and/or monitored.

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