

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 1st August 2026

Workstream		Blocks in FRA programme	Blocks with FRA completed in target time	Blocks with FRA outside target time	% of blocks with FRA in target time
FIRE SAFETY	High-risk buildings	188	182	6	96.80%
	Non-high-risk buildings	3,126	3,077	49	98.43%
	Grand Total	3,314	3,259	55	98.34%
Comments: Comments: Position on FRAs updated 1st August 2026. All blocks within the Council's portfolio have a Fire Risk Assessment in the Council's approved format. Of the 3,314 blocks in the FRA programme, 3,259 (98.34%) have a current FRA completed within the target assessment cycle, including 182 of 188 high-risk buildings (96.80%) and 3,077 of 3,126 non-high-risk buildings (98.43%). In total 55 blocks are currently outside their target review date, comprising 6 high-risk buildings and 49 non-high-risk buildings. The non-high risk buildings are almost all street properties where access cannot be gained to the communal area and locksmiths, or a lock change is required.					
		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	4	424	105	
	2. Overdue FRA remedial actions (3-6 months)	3	218	30	
	3. Overdue FRA remedial actions (6-12 months)	0	74	36	
	4. Overdue FRA remedial actions (12 -24 months)	0	199	86	
	5. Overdue FRA remedial actions (24 months +)	0	586	395	
	Not overdue	1	1,239	1,076	
Comments: Position on actions refreshed on 1st August 2026. There were 2,316 actions within target and 2,160 outside of their target, all actions are assigned to a team or a programme of work. A peak in the FRA programme from December 2025 to April 2026 resulted in an increase in overdue actions, although the total number of actions is now steadily reducing which should correct this trend soon. As of 1 August 2026, there were 7 overdue high-risk actions relating to alarm faults within dwellings where access is required to complete remedial works. All high-risk actions have a target date of 10 days to resolve.					

CO and Smoke Detection

There are 13,102 tenanted Council homes with a gas boiler, and all of them (100%) have carbon monoxide (CO) alarms installed.

There are 22,375 tenanted Council homes that require smoke detection to be installed. As of 1st August 2026, 21,480 homes (96%) have confirmed installations.

Of the remaining 896 homes, installation is scheduled. Among these, 544 are classified as "no access" and are currently undergoing our no access procedure. To support this process, we have appointed a dedicated Resident Engagement Officer.

We have carried out a review of overlapping risk issues at our homes and overlaying the findings with scheduled tenancy visits, to achieve a greater overall understanding of the non-access issues.

CO and Smoke Detection

Gas Assets / Solid Fuel	CO Alarms	Residential Homes	Smoke Detectors	In Packet for Delivery	NO ACCESS
<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>
13,102	13,102	22,375	21,480	351	544
	100%		96.00%	1.57%	2.43%

END