

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 9th April 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	187	187	0	100%
	Non-high-risk buildings	3,138	3,136	2	99.9%
	Grand Total	3,325	3,323	2	99.9%

Comments: Position on FRAs updated 9th April 2026.

All blocks have an FRA in the Council's currently approved format. The Council has worked with our current provider to assess the risk of our buildings, that have allowed us to reprogramme some FRAs, so that there is a smoother programme with fewer peaks and troughs. As of 9th April 2026, we have no high-risk blocks outstanding and 2 non-high-risk blocks that have not been completed within the target timeframe. We have been working closely with residents to confirm access ahead of appointments, which has helped reduce the number of non-access visits.

		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	4	122	31	
	2. Overdue FRA remedial actions (3-6 months)	0	47	38	
	3. Overdue FRA remedial actions (6-12 months)	0	124	59	
	4. Overdue FRA remedial actions (12 -24 months)	0	311	69	
	5. Overdue FRA remedial actions (24 months +)	0	722	467	
	Not overdue	0	1,900	1,233	

Comments: Position on actions refreshed on 9th April 2026. There were 3,133 actions within target and 1,994 outside of their target, all actions are assigned to a team or a programme of work. The increase in pending actions relates to a peak in the FRA programme in the months of December through to February. On the 9th of April, there are 4 overdue high-risk action which relates to alarm faults within dwellings which requires access to be secured. All high-risk actions have a target date of 10 days to resolve.

CO and Smoke Detection

There are 13,093 tenanted Council homes with a gas boiler, and all of them (100%) now have carbon monoxide (CO) alarms installed.

There are 22,375 tenanted Council homes that require smoke detection to be installed. As of 9th April 2026, 21,334 homes (95.35%) have confirmed installations.

Of the remaining 1,041 homes, installation is scheduled. Among these, 637 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. In April 2026 the repairs system will have new capacity to organise multi-visits which we anticipate will assist planners in scheduling smoke detectors alongside other repairs. We are also 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 Number	CO Alarms Number	Residential Homes Number	Smoke Detectors Number	In Packet for Delivery Number	NO ACCESS Number
13,093	13,093	22,375	21,334	404	637
	100%		95.35%	1.81%	2.85%

END