

**Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 1st May 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	3	185	98.40%
	Non-high-risk buildings	3,127	26	3,101	99.16%
	Grand Total	3,315	29	3,286	99.12%

**Comments:** Position on FRAs updated 1st May 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 has allowed us to reprogramme some FRAs, so that there is a smoother programme with fewer peaks and troughs. As of 1st May 2026, we had 3 high-risk blocks outstanding and 26 non-high-risk blocks that had not been completed within the target timeframe. Due to the increased volume of assessments in April, we have seen an increase in the number of street properties where accessing homes has been more difficult. We are working closely with residents to agree access arrangements and are improving access to street properties through the introduction of a suited key programme.

		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	5	336	37	
	2. Overdue FRA remedial actions (3-6 months)	0	63	35	
	3. Overdue FRA remedial actions (6-12 months)	0	89	60	
	4. Overdue FRA remedial actions (12 -24 months)	0	305	64	
	5. Overdue FRA remedial actions (24 months +)	0	745	464	
	Not overdue	0	1,515	1,246	

**Comments:** Position on actions refreshed on 1st May 2026. There were 2,761 actions within target and 2,203 outside of their target, all actions are assigned to a team or a programme of work. A peak in the FRA programme from December through to February is translating now to an increase in overdue actions, although the total number of actions is now steadily reducing which should correct this trend soon. At the time of running this report there were 5 overdue high-risk actions which related to alarm faults within dwellings which require access to be secured. All high-risk actions have a target date of 10 days to resolve.

## CO and Smoke Detection

There are 13,106 tenanted Council homes with a gas boiler, and all of them (100%) now have carbon monoxide (CO) alarms installed.

There are 22,389 tenanted Council homes that require smoke detection to be installed. As of 1st May 2026, 21,480 homes (95.94%) have confirmed installations.

Of the remaining 1,041 homes, installation is scheduled. Among these, 555 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. From the Summer, our ROCC repairs system will have the 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 <i>Number</i>	CO Alarms <i>Number</i>	Residential Homes <i>Number</i>	Smoke Detectors <i>Number</i>	In Packet for Delivery <i>Number</i>	NO ACCESS <i>Number</i>
13,106	13,106	22,389	21,480	354	555
	100.00%		95.94%	1.58%	2.48%

END