

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 5th January 2025

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	3142	3140	2	99.9%
	Grand Total	3329	3327	2	99.9%

Comments: Position on FRAs updated 5th January 2025.

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 5th January 2025, we have no high-risk blocks outstanding and 2 outstanding non-high-risk blocks FRAs not completed within our target timeframe. After reassessing two high-rise buildings and determining that they constitute a single block, the total number of high-risk buildings has been revised from 188 to 187.

	No. of high-risk actions	No. of medium risk actions	No. of low-risk actions
1. Overdue FRA remedial actions (<3 months)	1	98	48
2. Overdue FRA remedial actions (3-6 months)	1	55	19
3. Overdue FRA remedial actions (6-12 months)	0	144	37
4. Overdue FRA remedial actions (12 -24 months)	0	208	77
5. Overdue FRA remedial actions (24 months +)	0	699	477
Not overdue	0	1648	871

Comments: Position on actions refreshed on 5th January 2025. There were 2,519 actions within target and 1,864 outside of their target. The number of open actions increased due to a batch of new actions being briefly held so they could be processed using our new 'Total Compliance' fire risk management system. On 1 December, there were 2 remaining high-risk actions relating to fire alarm panel and detector faults; these requiring access to individual homes to clear the fault. All high-risk actions have a target date of 10 days to resolve.

CO and Smoke Detection

There are 13,099 tenanted Council homes with a gas boiler, and all of them (100%) now have carbon monoxide (CO) alarms installed.

There are 22,400 tenanted Council homes that require smoke detection to be installed. As of 5th January 2025, 21,333 homes (95.23%) have confirmed installations.

Of the remaining 1,067 homes, installation is scheduled. Among these, 660 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 also awarded a new contract to complete our Electrical Installation Condition Report (EICR) programme. We are aware of significant overlap in non-access cases between EICRs and smoke detector installations. Where access is gained for the EICR and no smoke detector is present, a battery-operated device will be fitted.

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>
13099	13,099	22400	21333	407	660
	100%		95.23%	1.82%	2.95%

END