

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 2nd March 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	3,142	3,133	9	99.7%
	Grand Total	3,329	3,320	9	99.7%

Comments: Position on FRAs updated 2nd March 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 2nd March 2026, we have no high-risk blocks outstanding and 9 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. We also have an action plan in place with our assessor to secure access and complete the remaining nine outstanding assessments by the end of March 2026

	No. of high-risk actions	No. of medium risk actions	No. of low-risk actions
1. Overdue FRA remedial actions (<3 months)	1	104	40
2. Overdue FRA remedial actions (3-6 months)	0	42	39
3. Overdue FRA remedial actions (6-12 months)	0	191	81
4. Overdue FRA remedial actions (12 -24 months)	0	373	81
5. Overdue FRA remedial actions (24 months +)	0	712	478
Not overdue	0	1,895	1,292

Comments: Position on actions refreshed on 2nd March 2026. There were 3,187 actions within target and 2,142 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 2nd March, there is 1 overdue high-risk action which relates to an alarm fault within a dwelling 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 13,075 tenanted Council homes with a gas boiler, and all of them (100%) now have carbon monoxide (CO) alarms installed.

There are 22,352 tenanted Council homes that require smoke detection to be installed. As of 2nd March 2026, 21,305 homes (95.32%) have confirmed installations.

Of the remaining 1,047 homes, installation is scheduled. Among these, 643 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
13075	13,075	22352	21305	404	643
	100%		95.32%	1.81%	2.88%

END