

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update to 30th November 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	188	187	1	99.47%
	Non-high-risk buildings	3,150	3,108	42	98.66%
	Grand Total	3,330	3295	43	98.95%

Comments: Position on FRAs updated 1st December 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 have allowed us to reprogramme some FRAs, so that there is a smoother programme with fewer peaks and troughs. As of 1st December 2025, we have 1 high-risk and 42 outstanding non-high-risk blocks not completed within our target timeframe.

		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions
	1. Overdue FRA remedial actions (<3 months)		79	30
	2. Overdue FRA remedial actions (3-6 months)	2	56	30
	3. Overdue FRA remedial actions (6-12 months)		138	31
	4. Overdue FRA remedial actions (12 -24 months)		240	83
	5. Overdue FRA remedial actions (24 months +)		677	475
	Not overdue		856	709

Comments: Position on actions refreshed on 1st December 2025. There were 1,565 actions within target and 1,841 outside of their target. The number of open actions increased due to 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. As at the date of publication (16 December 2025), 1 of the high-risk actions had been resolved as access was finally secured.

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 1st December 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