

RSH - Voluntary Undertaking Regulatory Notice - Action Plan Update as at 19 February 2024

Key points

- The 17-action plan has turned into a project plan and will be shared monthly
- FRA actions, decreasing
- Smoke and CO alarm system installed and on future programmes

Fire Risk Assessments

The Council requires a new FRA to be produced annually for high-risk buildings, every two years for medium risk buildings and every three years for low-risk buildings. Compliance within the Council's periodic inspection regime remains consistent at 99% completed within time.

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	Fire Risk Assessments in high-risk buildings	188	187	1	99%
	Fire Risk Assessments not in high-risk buildings	3112	3067	45	99%
	Overall Fire Risk Assessments	3300	3254	46	99%

Comments:

Position on FRAs updated 19 February 2024.

The appointed consultant seeks to adhere to target times but there can be delays – e.g. due to resourcing or access issues (street properties / TRA halls where universal key yet to be fitted). All blocks have an FRA in the Council's currently approved format. The target time is set by the Council as follows:

Category One - Purpose built blocks of flats over 10 stories in height, sheltered accommodation, hostels and/or where determined by the overall assessment of risk. Review/complete annually.

Category Two - Purpose built blocks (below 10 stories in height) and/or where determined by the overall assessment of risk. Review/complete every 2 years

Category Three - Street properties and/or where determined by the overall assessment of risk. Review/complete every 3 years

	No. of high-risk actions	No. of medium risk actions	No. of low-risk actions
Not overdue	-	1245	1288
Overdue FRA remedial actions (<3 months)	1	766	209
Overdue FRA remedial actions (3-6 months)	2	818	226
Overdue FRA remedial actions (6-12 months)	2	811	374
Overdue FRA remedial actions (12 -24 months)	-	1352	1000
Overdue FRA remedial actions (24 months +)	4	1841	1385

Comments:
Position on actions updated 19 February 2024.
All remaining high-risk actions have appointments booked or are in the no access process.
Approximately 2,800 actions are being delivered by the repairs service this financial year and just over 4,500 capital works actions will be delivered this financial year and next.

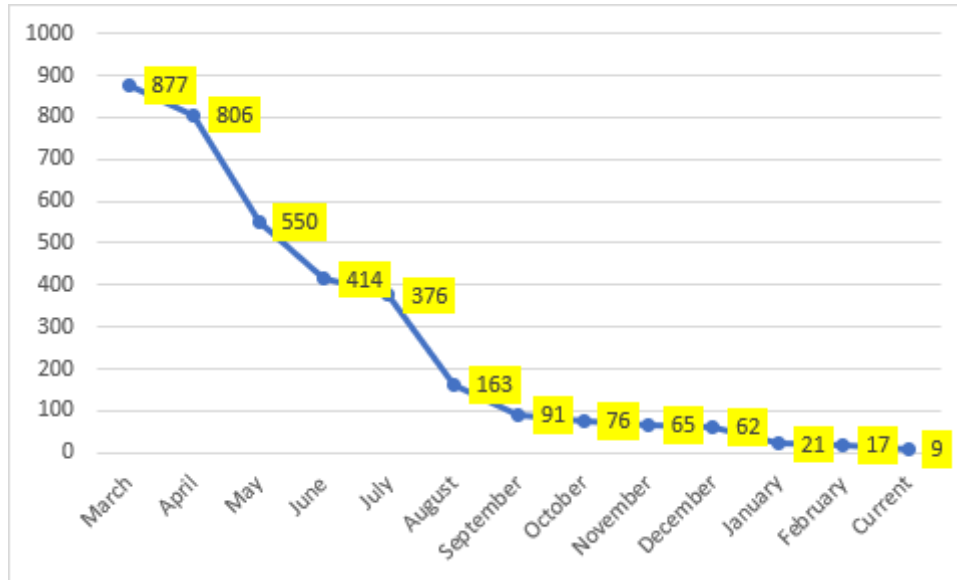
Fire Risk Actions

Since our last update the overdue number of outstanding High Risk actions has reduced to 9. The remaining nine have access issues with attempts continuing.

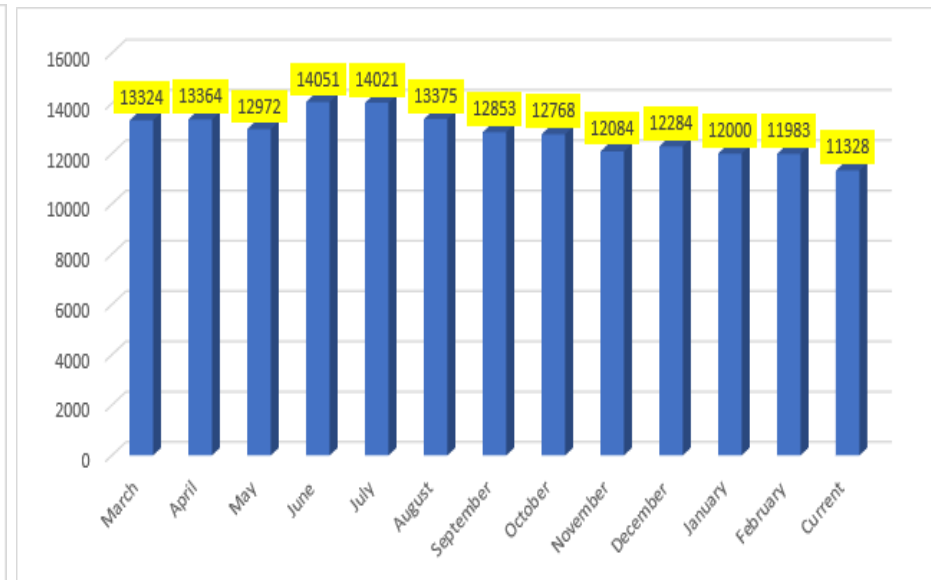
The Council continue to focus on actioning all overdue actions, as well as managing any new identified actions within the Council's policy timescales.

The Council has closed circa 10,500 in the rolling 12 months, with 750 being resolved this calendar year to date. Together with the addition of new actions this is a total reduction of overdue and pending actions of 1,769.

High Risk Actions



Outstanding Actions



CO and Smoke Detection

The Council have 13,191 tenanted homes with one or more fixed combustion appliance, of which 13,180 (99.9%) now have CO alarms, the remaining 11 Homes are no access cases that are being progressed via legal services (8) or an appointment is being arranged for a CO alarm to be installed(3).

The Council have 23,159 tenanted homes which require smoke detection to be installed, of which 20,395 (88%) now have smoke detection. Of the remaining 2,764, 53% are within a programme to complete by March 2024 and 47% are within our no access process.

	Tenanted homes with Gas / Solid Fuel assets	CO Alarms	Tenanted Homes	Smoke Detectors
Number required	13,191		23,159	
Total installations		13,180		20,395
% installed		99%		88%

