

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 1st July 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	188	0	100%
	Non-high-risk buildings	3,128	3,092	36	98.85%
	Grand Total	3,316	3,280	36	98.91%

Comments: Position on FRAs updated 1st July 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, which has enabled the programme to be reprofiled to ensure a consistent, risk-based approach to delivery. There are currently 36 buildings that have not been assessed within the Council's target timescales, and no high-risk buildings remain outstanding. We are seeing improvements in the way we access street properties by working closely with providers and residents to arrange access, whilst also making progress with the programme of replacing front entrance door locks with a Camden universal key.

		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	8	384	88	
	2. Overdue FRA remedial actions (3-6 months)	1	57	23	
	3. Overdue FRA remedial actions (6-12 months)	0	57	40	
	4. Overdue FRA remedial actions (12 -24 months)	0	226	85	
	5. Overdue FRA remedial actions (24 months +)	0	638	416	
	Not overdue	0	1521	1217	

Comments: Position on actions refreshed on 1st July 2026. There were 2,738 actions within target and 2,023 outside of their target, all actions are assigned to a team or a programme of work. At the time of running this report there were 9 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 13,097 tenanted Council homes with a gas boiler, and all of them (100%) now have carbon monoxide (CO) alarms installed.

There are 22,386 tenanted Council homes that require smoke detection to be installed.

As of 1st July 2026, 21,464 homes (95.88%) have confirmed installations. Of the remaining 903 homes, installation is scheduled. Among these, 549 are classified as "no access" and are currently undergoing our no access procedure.

Gas Assets / Solid Fuel	CO Alarms	Residential Homes	Smoke Detectors	In Packet for Delivery	NO ACCESS
<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>
13097	13,097	22386	21464	354	549
	100%		95.88%	1.58%	2.45%

END