

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 20th November 2024

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	100.0%
	Non-high-risk buildings	3120	3103	17	99.4%
	Grand Total	3308	3291	17	99.4%
<p>Comments: Position on FRAs updated 20th November 2024. 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.</p>					
		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	0	118	94	
	2. Overdue FRA remedial actions (3-6 months)	0	197	57	
	3. Overdue FRA remedial actions (6-12 months)	0	461	104	
	4. Overdue FRA remedial actions (12 -24 months)	0	797	312	
	5. Overdue FRA remedial actions (24 months +)	0	1231	1042	
	Not overdue	0	742	620	
<p>Comments: Position on actions refreshed on 20th November 2024. There are 1,362 actions within target and 4,413 outside of their target. All actions are assigned to a team or in a programme of work.</p>					

Fire Risk Assessments

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. We currently have 18 non-high risk buildings which are outside of our profiled dates.

The original internal FRA target times are set by the Council as follows (as set out above the target time has been adjusted by a few weeks to allow for the programme to be flatlined):

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

FRA Actions

It remains the case that we have no outstanding high-risk actions since June 2024. We did have a high-risk action raised in the period, but it was resolved within the agreed timescale. The Council continues to focus on all overdue actions to get to a position of business as usual. The Council closed 10,543 actions in the rolling 12 months up to 20th November 2024, with 9,279 closed this calendar year. Weekly progress meetings are held to track performance across low and medium risk actions. We note the availability of contractor and skilled resources remain a challenge, combined with 'no access' to properties.

We will continue to operate appointments out of normal working hours, this supports closing actions down to accommodate residents' availability.

Across Camden, we have been working collaboratively, to make sure fire door installations have not been duplicated from FRA's. This gives assurance that actions related to door replacements are in the most appropriate packets of works. Therefore, we retain our commitment that all FRA actions will be completed, subject to access (and the Building Safety Regulator Gateway process being navigated on high-rise buildings - HRBs), within the agreed time of December 2025.

CO and Smoke Detection

There are 13,084 tenanted Council homes with one or more fixed combustion appliance, **all these homes** (100%) now have CO alarms.

There are 22,258 tenanted Council homes which require smoke detection to be installed, of these 20,941 (94.1%) had smoke detection installed by 20th November 2024.

Of the remaining 1,317 homes, these are programmed for delivery, with no 776 access homes undergoing our no access procedure. We have appointed a dedicated Resident Engagement Officer to support these works but we will review our approach and see if other efforts can be made in parallel to complete the remainder of these homes.

CO and Smoke Detection

Gas Assets / Solid Fuel	CO Alarms	Residential Homes	Smoke Detectors	In Works Packet for Delivery	NO ACCESS
<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>
13083	13,083	22258	21101	485	776
	100%		94.80%	2.18%	3.48%

ENDS