

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 23rd September 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	181	7	96%
	Non-high-risk buildings	3,118	3,001	117	96%
	Grand Total	3,306	3,182	124	96%

Comments: Position on FRAs updated 23rd September 2024.

All blocks have an FRA in the Council's currently approved format. Of the 124 outside of our current timescales, 102 are due to the Council reprogramming some FRAs so that there is a smoother programme with fewer peaks and troughs. The target times are 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
1. Overdue FRA remedial actions (<3 months)	0	182	86
2. Overdue FRA remedial actions (3-6 months)	0	337	51
3. Overdue FRA remedial actions (6-12 months)	0	680	180
4. Overdue FRA remedial actions (12 -24 months)	0	910	380
5. Overdue FRA remedial actions (24 months +)	0	1,451	1,337
Not overdue	0	626	800

Comments: Position on actions refreshed on 23rd September 2024. There are 1,426 actions within target and 5,594 outside of their target. All actions are assigned to a team or in a programme of work.

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. In September we have added 6 additional non-high-risk buildings to the FRA programme.

Of the 124 outstanding FRA assessments, 102 have been re-programmed to provide a smoother profile so we can achieve a consistent forward monthly volume.

Fire Risk Actions

It remains that we have no outstanding high-risk actions since June 2024. The Council continues to focus on all overdue actions to get to a position of business as usual. The Council closed 10,376 actions in the rolling 12 months up to 23rd September 2024, with 7,402 closed this calendar year. Weekly progress meetings are held to track performance across low and medium risk actions. We note 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. We retain our commitment that all FRA actions will be completed, subject to access (and the Gateway process being navigated on HRBs), within the agreed time of December 2025. We will refresh the trajectory of projected completions at the end of Q3 2024/25.

CO and Smoke Detection

There are 13,089 tenanted Council homes with one or more fixed combustion appliance, of which 13,108 (99.9%) now have CO alarms, the remaining 1 home is a no access case where the Council is taking legal action to arrange installations.

There are 22,248 tenanted Council homes which require smoke detection to be installed, of these 20,857 (93.7%) had smoke detection installed by 23rd September 2024.

Of the remaining 1,391 homes, these are programmed for delivery, with no 825 access homes undergoing our no access procedure. We have appointed a dedicated Resident Engagement Officer to support these works and we will review our approach and see if other efforts can be made in parallel to complete the remainder of these homes.

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>
13089	13,088	22,248	20,857	566	825
	99.99%		93.75%	2.28%	3.97%

END