

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 23rd January 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	188	0	100.0%
	Non-high-risk buildings	3,120	3,103	17	99.4%
	Grand Total	3,308	3,291	17	99.4%

Comments: Position on FRAs updated 23rd January 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, this has allowed us to reprogramme some FRAs, so that there is a smoother programme with fewer peaks and troughs.

		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	0	141	83	
	2. Overdue FRA remedial actions (3-6 months)	0	74	101	
	3. Overdue FRA remedial actions (6-12 months)	0	375	67	
	4. Overdue FRA remedial actions (12 -24 months)	0	751	271	
	5. Overdue FRA remedial actions (24 months +)	0	1,102	819	
	Not overdue	0	792	633	

Comments: The position on actions was refreshed on 23rd January 2025. There are 1,425 actions within target and 3,784 outside of their target. All actions are assigned to a team or in a programme of work.

CO and Smoke Detection

There are 13,071 tenanted Council homes with one or more fixed combustion appliance, all (100%) now have CO alarms.

There are 22,244 tenanted Council homes which require smoke detection to be installed, of these 21,121 (94.95%) had smoke detection confirmed as being installed by 23 January 2025.

Installations to the remaining 1,123 homes are programmed for delivery, with 712 homes undergoing our no access procedure. We have appointed a dedicated Resident Engagement Officer to support access arrangements for these works and we will continue to review our approach to 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 Packet for Delivery	NO ACCESS
<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>
13,071	13,071	22,244	21,121	411	712
	100.00%		94.95%	1.85%	3.20%

END