

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 1st September 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	173	15	92.02%
	Non-high-risk buildings	3,126	3095	33	99.01%
	Grand Total	3,314	3268	48	98.61%
Comments: As at 1 September 2026, all blocks within the Council's portfolio have a Fire Risk Assessment (FRA) in the Council's approved format. Of the 3,314 blocks in the FRA programme, 3,268 (98.61%) have a current FRA completed within the required assessment cycle, including 173 of 188 high-risk buildings (92.02%) and 3,095 of 3,126 non-high-risk buildings (99.01%). A total of 48 blocks were outside their target review date, comprising 15 high-risk buildings and 33 non-high-risk buildings. At the time of writing this report, all 15 high-rise blocks have been assessed. The assessments are currently being quality assured by the Council's provider and are expected to be issued shortly.					
		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	5	402	78	
	2. Overdue FRA remedial actions (3-6 months)	2	247	35	
	3. Overdue FRA remedial actions (6-12 months)	0	55	29	
	4. Overdue FRA remedial actions (12 -24 months)	0	202	90	
	5. Overdue FRA remedial actions (24 months +)	0	555	386	
	Not overdue	0	1,290	1,001	
Comments: Position on actions refreshed 1 September 2026. There were 2,291 actions within target and 2,086 actions outside of their target, all actions are assigned to a team or a programme of work. A peak in the FRA programme from December to April has resulted in an increase in overdue actions, although the total number of actions is now steadily reducing which should correct this trend soon. As of 1 September 2026, there were 7 overdue high-risk actions relating to alarm faults within dwellings where access is required to complete remedial works. All high-risk actions have a target date of 10 days to resolve.					

CO and Smoke Detection

There are 13,108 tenanted Council homes with a gas boiler, and all of them (100%) now have carbon monoxide (CO) alarms installed.

There are 22,385 tenanted Council homes that require smoke detection to be installed. As of 1st September 2026, 21,488 homes (95.99%) have confirmed installations.

Of the remaining 897 homes, installation is scheduled. Among these, 548 are classified as "no access" and are currently undergoing our no access procedure. To support this process, we have appointed a dedicated Resident Engagement Officer.

We have carried out a review of overlapping risk issues at our homes. We are developing our ROCC repairs system to have the capacity to organise "multi-visits" which will assist planners in scheduling smoke detectors alongside other repairs. We are also overlaying the findings with scheduled tenancy visits, to achieve a greater overall understanding of the non-access issues.

CO and Smoke Detection

Gas Assets / Solid Fuel	CO Alarms	Residential Homes	Smoke Detectors	In Packet for Delivery	NO ACCESS
Number	Number	Number	Number	Number	Number
13,108	13,108	22,385	21,488	349	548
	100%		95.99%	1.56%	2.45%

END