

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 3rd November 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%
	Non-high-risk buildings	3,134	3,115	19	99.3%
	Grand Total	3,322	3,303	19	99.4%

Comments: Position on FRAs updated 3rd November 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, that have allowed us to reprogramme some FRAs, so that there is a smoother programme with fewer peaks and troughs. As of 3rd November 2025, we have no high-risk and 19 outstanding non-high-risk blocks not completed within our target timeframe.

		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	0	103	33	
	2. Overdue FRA remedial actions (3-6 months)	2	58	39	
	3. Overdue FRA remedial actions (6-12 months)	0	151	39	
	4. Overdue FRA remedial actions (12 -24 months)	0	260	82	
	5. Overdue FRA remedial actions (24 months +)	0	694	487	
	Not overdue	0	556	644	

Comments: Position on actions refreshed on 3rd November 2025. There are 1,200 actions within target and 1,948 outside of their target. All actions are assigned to a team or in a programme of work. There are 2 remaining high-risk actions relating to fire alarm panel and detector faults; these require access to individual homes to clear the fault. All high-risk actions have a target date of 10 days to resolve.

CO and Smoke Detection

There are 13,072 tenanted Council homes with a gas boiler, and all of them (100%) now have carbon monoxide (CO) alarms installed.

There are 22,359 tenanted Council homes that require smoke detection to be installed. As of 3rd November 2025, 21,293 homes (95.23%) have confirmed installations.

Of the remaining 1,066 homes, installation is scheduled. Among these, 660 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 also awarded a new contract to complete our Electrical Installation Condition Report (EICR) programme. We are aware of significant overlap in non-access cases between EICRs and smoke detector installations. Where access is gained for the EICR and no smoke detector is present, a battery-operated device will be fitted.

CO and Smoke Detection

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>
13072	13,072	22359	21293	406	660
	100%		95.23%	1.82%	2.95%

END