

**Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 19<sup>th</sup> February 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	3,101	19	99.4%
	Grand Total	3,308	3,289	19	99.4%

**Comments:** Position on FRAs updated 19<sup>th</sup> February 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.

		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions
	1. Overdue FRA remedial actions (<3 months)	0	217	87
	2. Overdue FRA remedial actions (3-6 months)	0	80	77
	3. Overdue FRA remedial actions (6-12 months)	0	324	70
	4. Overdue FRA remedial actions (12 -24 months)	0	688	268
	5. Overdue FRA remedial actions (24 months +)	0	1070	738
	Not overdue	0	609	617

**Comments:** Position on actions refreshed on 19<sup>th</sup> February 2025. There are 1,226 actions within target and 3,619 outside of their target. All actions are assigned to a team or in a programme of work.

## **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 19 non-high risk buildings which are outside of our profiled dates. We are working with our residents in our converted street properties to allow us access to carry out the assessment.

The original internal FRA target times are set by the Council as follows (as set out above the target time has been adjusted for some FRAs 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**

The Council continues to focus on all overdue actions to get to a position of business as usual. The Council closed 10,186 actions in the rolling 12 months up to 19<sup>th</sup> February 2025. Weekly progress meetings are held to track performance across low and medium risk actions. There are no overdue high-risk actions. Any high-risk actions that occur are flagged up for immediate action – our most recent high-risk actions have related to alarm panel faults and these have been addressed through the responsive repairs service.

We have a number of large work packages on site as the bulk of the remaining items relate to capital works – in particular door installations. We are also taking stock of our approach to assessing and removing any remaining front door grilles in place. Our principal concerns across the programme relate to access and the Building Safety Regulator Gateways approval process for works to high-rise buildings which can delay commencement on site. We have 70 Gateway applications in progress at present and many of these relate to FRA actions.

Our continued focus is to complete outstanding actions by close December 2025. We will provide an update in our next report on the Gateway actions and our latest projections of the time required to navigate the process and reach site.

## CO and Smoke Detection

There are 13,083 tenanted Council homes with a gas boiler, all (100%) now have CO alarms.

There are 22,238 tenanted Council homes which require smoke detection to be installed, of these 21,116 (94.95%) had smoke detection confirmed as being installed by 19<sup>th</sup> February 2025.

Of the remaining 1,122 homes, these are programmed for delivery, with 710 no access homes undergoing our no access procedure. We have appointed a dedicated Resident Engagement Officer to support this process.

## CO and Smoke Detection

Gas Assets / Solid Fuel	CO Alarms	Residential Homes	Smoke Detectors	In Packet for Delivery	NO ACCESS
13,083	13,083	22,238	21,116	412	710
	100%		94.95%	1.85%	3.19%

**END**