

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 29th September 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	187	1	99.5%
	Non-high-risk buildings	3,132	3,122	10	99.7%
	Grand Total	3,320	3,309	11	99.7%
<p>Comments: Position on FRAs updated 29th September 2025.</p> <p>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 29th September 2025, we have 10 outstanding non-high risk blocks and 1 high risk, not completed within our target timeframe.</p>					
		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	2	107	59	
	2. Overdue FRA remedial actions (3-6 months)	0	87	50	
	3. Overdue FRA remedial actions (6-12 months)	0	140	82	
	4. Overdue FRA remedial actions (12 -24 months)	0	339	76	
	5. Overdue FRA remedial actions (24 months +)	0	774	527	
	Not overdue	0	678	690	
<p>Comments: Position on actions refreshed on 29th September 2025. There are 1,368 actions within target and 2,243 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.</p>					

CO and Smoke Detection

There are 13,062 tenanted Council homes with a gas boiler, and all of them (100%) now have carbon monoxide (CO) alarms installed.

There are 22,365 tenanted Council homes where smoke detection is required to be installed. As of 29th September 2025, 21,291 homes (95.20%) have confirmed installations.

Of the remaining 1,074 homes, installation is scheduled. Among these, 669 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 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>
13062	13,062	22365	21291	405	669
	100%		95.20%	1.81%	2.99%

END