

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 30th July 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	3,123	9	99.7%
	Grand Total	3,320	3,310	10	99.7%
<p>Comments: Position on FRAs updated 30th July 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 30th July 2025, we have 9 outstanding non-high risk and 1 high-risk block 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)	6	95	63	
	2. Overdue FRA remedial actions (3-6 months)	1	109	17	
	3. Overdue FRA remedial actions (6-12 months)		120	105	
	4. Overdue FRA remedial actions (12 -24 months)		489	162	
	5. Overdue FRA remedial actions (24 months +)		949	545	
	Not overdue	2	550	556	
<p>Comments: Position on actions refreshed on 30th July 2025. There are 1,108 actions within target and 2,661 outside of their target. All actions are assigned to a team or in a programme of work. 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 22,378 tenanted Council homes that require smoke detection to be installed. As of 30th July 2025, 21,298 homes (95.17%) have confirmed installations.

Of the remaining 1,080 homes, installation is scheduled. Among these, 674 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	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>
13062	13,062	22378	21298	406	674
	100%		95.17%	1.81%	3.01%

END