

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as 22nd April 2024

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	Fire Risk Assessments in high-risk buildings	188	184	4	98%
	Fire Risk Assessments not in high-risk buildings	3045	3020	25	99%
	Overall Fire Risk Assessments	3233	3204	29	99%

Comments: Position on FRAs updated 22 April 2024.

The appointed FRA consultant seeks to adhere to target times but there can be delays – e.g. due to resourcing or access issues (street properties / TRA halls where universal key yet to be fitted). All blocks have an FRA in the Council's currently approved format. The target time is set by the Council as follows:

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

		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions
	1. Overdue FRA remedial actions (<3 months)	4	559	83
	2. Overdue FRA remedial actions (3-6 months)		568	165
	3. Overdue FRA remedial actions (6-12 months)		957	388
	4. Overdue FRA remedial actions (12 -24 months)		1089	809
	5. Overdue FRA remedial actions (24 months +)		2040	1448
	Not overdue		933	1022

Comments: Position on actions updated 22 April 2024.

All remaining high-risk actions have appointments booked or in the legal process.

Approximately 2,800 actions are being delivered by the repairs service this financial year and just over 4,500 capital works actions will be delivered this financial year and next.