

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 28th October 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	High risk buildings	188	188	0	100.0%
	Non-high-risk buildings	3120	3100	20	99.4%
	Grand Total	3308	3288	20	99.4%

Comments: Position on FRAs updated 28th October 2024.

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. We currently have 20 non-high risk buildings which are outside of our profiled dates.

		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions
	1. Overdue FRA remedial actions (<3 months)	0	135	128
	2. Overdue FRA remedial actions (3-6 months)	0	224	70
	3. Overdue FRA remedial actions (6-12 months)	0	589	137
	4. Overdue FRA remedial actions (12 -24 months)	0	908	353
	5. Overdue FRA remedial actions (24 months +)	0	1339	1168
	Not overdue	0	662	704

Comments: Position on actions refreshed on 28th October 2024. There are 1,366 actions within target and 5,051 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 20 non-high-risk buildings which are outside of our profiled dates.

The current FRA target times are set by the Council as follows (as set out above the target time might be adjusted 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

It remains that we have no outstanding high-risk actions since June 2024. We did have a high-risk action raised in the period, but it was resolved within the agreed timescale. The Council continues to focus on all overdue actions to get to a position of business as usual. The Council closed 9,929 actions in the rolling 12 months up to 28th October 2024, with 8,319 closed this calendar year. Weekly progress meetings are held to track performance across low and medium risk actions. We note contractor and skilled resources remain a challenge, combined with 'no access' to properties.

We will continue to operate appointments out of normal working hours, this supports closing actions down to accommodate residents' availability.

Across Camden, we have been working collaboratively, to make sure fire door installations have not been duplicated from FRA's. This gives assurance that actions related to door replacements are in the most appropriate packets of works. Therefore, we retain our commitment that all FRA actions will be completed, subject to access (and the Gateway process being navigated on HRBs), within the agreed time of December 2025. We are working to refresh the trajectory of projected completions.

CO and Smoke Detection

There are 13,084 tenanted Council homes with one or more fixed combustion appliance, **all our homes** (100%) now have CO alarms.

There are 22,258 tenanted Council homes which require smoke detection to be installed, of these 20,941 (94.1%) had smoke detection installed by 28th October 2024.

Of the remaining 1,317 homes, these are programmed for delivery, with no 832 access homes undergoing our no access procedure. We have appointed a dedicated Resident Engagement Officer to support these works but it we will review our approach and see if other efforts can be made in parallel to complete the remainder of these homes.

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>
13,084	13,084	22,258	20,941	485	832
	100%		94.08%	2.18%	3.74%

END