

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 30th May 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%
	Non-high-risk buildings	3,132	3,121	11	99.9%
	Grand Total	3,320	3,309	11	99.9%
<p>Comments: Position on FRAs updated 30th May 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.</p>					
		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	1	144	43	
	2. Overdue FRA remedial actions (3-6 months)	0	126	37	
	3. Overdue FRA remedial actions (6-12 months)	0	127	109	
	4. Overdue FRA remedial actions (12 -24 months)	0	533	218	
	5. Overdue FRA remedial actions (24 months +)	0	986	592	
	Not overdue	0	667	590	
<p>Comments: Position on actions refreshed on 30th May 2025. There are 1,257 actions within target and 2,916 outside of their target. All actions are assigned to a team or in a programme of work. The single high-risk action that is now overdue relates to an alarm panel/detector fault; the Council has installed a large number of alarm panels in recent years and there is now a consequent steady but small number of high-risk actions arising. They often need access to homes to remediate. All high-risk actions have a target date of 10 days to resolve.</p>					

CO and Smoke Detection

There are 13,093 tenanted Council homes with a gas boiler, all (100%) now have CO alarms.

There are 22,369 tenanted Council homes which require smoke detection to be installed, of these 21,255 (95.02%) had smoke detection confirmed as being installed by 30th May 2025.

Installations for remaining 1,114 homes are programmed for delivery, with 699 no access homes undergoing our no access procedure. We have appointed a dedicated Resident Engagement Officer to support this process. We have also let a new contract to complete our EICR programme and there is a significant overlap in non-access cases for EICRs and smoke detectors. Where access is gained for the EICR and no smoke detector is present a battery 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>
13093	13,093	22,369	21,255	415	699
	100%		95.02%	1.86%	3.12%

END