

**Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as 29th July 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	187	1	99%
	Non-high-risk buildings	3112	3083	29	99%
	Grand Total	3300	3270	30	99%

**Comments:** Position on FRAs updated 29<sup>th</sup> July 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)	0	335	92
2. Overdue FRA remedial actions (3-6 months)	0	383	53
3. Overdue FRA remedial actions (6-12 months)	0	868	316
4. Overdue FRA remedial actions (12 -24 months)	0	868	588
5. Overdue FRA remedial actions (24 months +)	0	1783	1274
Not overdue	0	517	764

**Comments:** Position on actions refreshed 29<sup>th</sup> July 2024. There are 1,281 actions within target and 6,560 outside of their target. All actions are assigned to a team or in a programme of work.

## CO and Smoke Detection

There are 13,109 tenanted Council homes with one or more fixed combustion appliance, of which 13,108 (99.9%) now have CO alarms, the remaining 1 home is a no access case where the Council is taking legal action to arrange installations.

There are 22,261 tenanted Council homes which require smoke detection to be installed, of these 20,866 (93.6%) had smoke detection installed by 29<sup>th</sup> July 2024.

Of the remaining 860 homes, these are programmed for delivery, with no access progressed through our no access procedure with a dedicated Resident Engagement Officer to support these works.

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>
13109	13,108	22289	20866	571	860
	99.99%		93.62%	2.56%	3.86%

**END**