

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 26th March 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	100.0%
	Non high-risk buildings	3,141	3,130	11	99.6%
	Grand Total	3,329	3,318	11	99.6%

Comments: Position on FRAs updated 26th March 2025.

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.

		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions
	1. Overdue FRA remedial actions (<3 months)	0	197	44
	2. Overdue FRA remedial actions (3-6 months)	0	69	95
	3. Overdue FRA remedial actions (6-12 months)	0	285	65
	4. Overdue FRA remedial actions (12 -24 months)	0	578	259
	5. Overdue FRA remedial actions (24 months +)	0	1,022	672
	Not overdue	0	569	592

Comments: Position on actions refreshed on 26th March 2025. There are 1,161 actions within target and 3,286 outside of their target. All actions are assigned to a team or in a programme of work. As at 26th March reporting there were no high risk actions pending or overdue.

CO and Smoke Detection

There are 13,067 tenanted Council homes with a gas boiler, all (100%) now have CO alarms.

There are 22,219 tenanted Council homes which require smoke detection to be installed, of these 21,107 (95.00%) had smoke detection confirmed as being installed by 26th March 2025.

Of the remaining 1,112 homes, these are programmed for delivery, with 703 no access homes undergoing our no access procedure. We have appointed a dedicated Resident Engagement Officer to support this process.

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>
13,067	13,067	22,219	21,107	409	703
	100.00%		95.00%	1.84%	3.16%

END