

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 18th December 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	3103	17	99.4%
	Grand Total	3308	3291	17	99.4%

Comments: Position on FRAs updated 18th December 2024.

All blocks have an FRA in the Council's currently approved format. The Council has worked with its current provider to assess the risk of our buildings, this has 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	89	124
	2. Overdue FRA remedial actions (3-6 months)	0	101	50
	3. Overdue FRA remedial actions (6-12 months)	0	495	74
	4. Overdue FRA remedial actions (12 -24 months)	0	763	298
	5. Overdue FRA remedial actions (24 months +)	0	1,168	1,003
	Not overdue	0	833	604

Comments: Position on actions refreshed on 18th December 2024. There are 1,437 actions within target and 4,165 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 its current provider to assess the risk of its buildings, this has allowed us to reprogramme some FRAs, so that there is a smoother programme with fewer peaks and troughs. We currently have 17 non high-risk buildings which are outside of their profile dates. The original internal FRA target times are set by the Council as follows (as set out above the target time has been adjusted by a few weeks for some FRAs 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 promptly. The Council continues to focus on all overdue actions to get to a position of business as usual. The Council closed 9,846 actions in the rolling 12 months up to 18th December. Weekly progress meetings are held to track performance on 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 Building Safety Regulator Gateway process being navigated on HRBs), within the agreed time of December 2025. While actions are being programmed and delivered it is important that mitigations are in place to manage risk. These include:

- Quarterly checks of communal areas of all street properties
- Monthly checks of our 188 high-rise buildings by our team of Building Safety Managers
- Statutory checks of front entrance and communal doors for those buildings in scope of the regulations
- Operation of our condition change procedure – this has been activated twice in recent months – whereby when an immediate risk is flagged our fire safety team carry out a risk assessment and put in place measures such as a waking watch..

Low Risk Actions

As of the 18th December 2024 there are 2,153 low-risk fire actions to be delivered. The completion of low-risk actions remains on track, with the revised target programme. The Council remains on target to complete all low-risk actions by December 2025.

Medium Risk Actions

As of the 18th December, there are 3,449 medium-risk fire actions to be delivered. This remains on track with the revised target programme. The graph below presents an update on progress, and the revised trajectory to December 2025. The Council remains in a strong position to complete all actions by December 2025. At present the key risks associated with this are access (particularly to fit alarms and fire doors) and the additional requirements of the Gateway process which is substantially slowing progress on some actions.

CO and Smoke Detection

There are 13,078 tenanted Council homes with one or more fixed combustion appliance, **all our homes** (100%) now have CO alarms. There are 22,257 tenanted Council homes which require smoke detection to be installed, of these 21,119 (94.89%) had smoke detection installed by 18th December 2024. Of the remaining 1,138 homes, these are programmed for delivery, with no 722 access homes undergoing our no access procedure. We have appointed a dedicated Resident Engagement Officer to support these works but we will keep our approach under review and see if other efforts can be made in parallel to complete the remainder of these homes.

CO and Smoke Detection

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>
13,078	13,078	22,257	21,119	416	722
	100.00%		94.89%	1.87%	3.24%

END