

Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as 19th August 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	185	3	98%
	Non-high-risk buildings	3113	3037	76	98%
	Grand Total	3301	3222	79	98%

Comments: Position on FRAs updated 19th August 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	339	113
2. Overdue FRA remedial actions (3-6 months)	0	327	48
3. Overdue FRA remedial actions (6-12 months)	0	898	296
4. Overdue FRA remedial actions (12 -24 months)	0	879	561
5. Overdue FRA remedial actions (24 months +)	0	1719	1325
Not overdue	0	592	827

Comments: Position on actions refreshed 19th August 2024. There are 1,419 actions within target and 6,505 outside of their target. All actions are assigned to a team or in a programme of work.

Fire Risk Assessments

The Council requires a new FRA to be produced annually for high-risk buildings, every two years for medium risk buildings and every three years for low-risk buildings. Compliance within the Council's periodic inspection regime remains consistent at 98% completed within time.

Fire Risk Actions

We currently have no outstanding high-risk actions. The Council continues to focus on all overdue actions to get to a position of business as usual. The Council closed 9,630 actions in the rolling 12 months up to 19th August, with 6,037 closed this calendar year. Weekly progress meetings are held to track performance across low and medium risk actions. It is noted that contractor and skilled resources remain a challenge, combined with 'no access' to properties. We will continue to operate out of normal working hours to support closing actions down to accommodate residents' availability.

We also need to recognise that August can be a challenging month to resource, due to an increase in holiday absence across the supply chain. This report has been run slightly early in the month; up to 19th August 237 actions were closed, compared to the usual monthly average of between 600 – 800.

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 packet of works. Therefore, we have confidence in committing that all FRA actions will be completed, subject to access, within the agreed time of December 2025.

CO and Smoke Detection

There are 13,102 tenanted Council homes with one or more fixed combustion appliance, of which 13,101 (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 22,268 tenanted Council homes which require smoke detection to be installed, of these 20,860 (93.68%) had smoke detection installed by 19th August 2024. Of the remaining 1408 homes, these are programmed for delivery. 893 of those homes are no access cases and are progressed through our no access procedure. We have resourced a dedicated Resident Engagement Officer to support these works.

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>
13102	13,101	22,268	20,860	515	893
	99.99%		93.68%	2.31%	4.01%

END