

## Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 27th June 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	3,131	3,119	12	99.6%
	Grand Total	3,319	3,307	12	99.6%
<p><b>Comments:</b> Position on FRAs updated 27th June 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. As of 27<sup>th</sup> June 2025, we have 12 outstanding non-high risk blocks, not completed within our target timeframe.</p>					
		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	0	117	59	
	2. Overdue FRA remedial actions (3-6 months)	0	132	35	
	3. Overdue FRA remedial actions (6-12 months)	0	103	86	
	4. Overdue FRA remedial actions (12 -24 months)	0	509	198	
	5. Overdue FRA remedial actions (24 months +)	0	1015	584	
	Not overdue	2	539	530	
<p><b>Comments:</b> Position on actions refreshed on 27th June 2025. There are 1,071 actions within target and 2,838 outside of their target. All actions are assigned to a team or in a programme of work. There are 2 recent high high-risk actions relating to fire alarm panels, which at the time of the report were being investigated. All high-risk actions have a target date of 10 days to resolve.</p>					

CO and Smoke Detection

There are 13,080 tenanted Council homes with a gas boiler, and all of them (100%) now have carbon monoxide (CO) alarms installed.

There are 22,350 tenanted Council homes that require smoke detection to be installed. As of 27th June 2025, 21,241 homes (95.04%) have confirmed installations.

Of the remaining 1,109 homes, installation is scheduled. Among these, 694 are classified as "no access" and are currently undergoing our no access procedure. To support this process, we have appointed a dedicated Resident Engagement Officer.

We have also awarded a new contract to complete our Electrical Installation Condition Report (EICR) programme. We are aware of significant overlap in non-access cases between EICRs and smoke detector installations. Where access is gained for the EICR and no smoke detector is present, a battery-operated device will be fitted.

CO and Smoke Detection

Gas Assets / Solid Fuel	CO Alarms	Residential Homes	Smoke Detectors	In Packet for Delivery	NO ACCESS
Number	Number	Number	Number	Number	Number
13080	13,080	22350	21241	415	694
	100%		95.04%	1.86%	3.11%

END