

## Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 1st September 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                      | 187                                      | 1                                   | 99.5%                               |
|  | Non-high-risk buildings                         | 3,132                    | 3,123                                    | 9                                   | 99.7%                               |
|  | Grand Total                                     | 3,320                    | 3,310                                    | 10                                  | 99.7%                               |
| <p><b>Comments:</b> Position on FRAs updated 1st September 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 1st September 2025, we have 9 outstanding non-high risk blocks and 1 high risk, 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)     | 3                        | 105                                      | 73                                  |                                     |
|  | 2. Overdue FRA remedial actions (3-6 months)    | 0                        | 98                                       | 33                                  |                                     |
|  | 3. Overdue FRA remedial actions (6-12 months)   | 0                        | 135                                      | 87                                  |                                     |
|  | 4. Overdue FRA remedial actions (12 -24 months) | 0                        | 408                                      | 84                                  |                                     |
|  | 5. Overdue FRA remedial actions (24 months +)   | 0                        | 847                                      | 532                                 |                                     |
|  | Not overdue                                     | 0                        | 712                                      | 685                                 |                                     |
| <p><b>Comments:</b> Position on actions refreshed on 1st September 2025. There are 1,397 actions within target and 2,405 outside of their target. All actions are assigned to a team or in a programme of work. There are 3 remaining high-risk actions relating to fire alarm panel and detector faults; these require access to individual homes to clear the fault. All high-risk actions have a target date of 10 days to resolve.</p>   |   |                          |  |                                     |                                     |

CO and Smoke Detection

There are 13,062 tenanted Council homes with a gas boiler, and all of them (100%) now have carbon monoxide (CO) alarms installed.

There are 22,365 tenanted Council homes that require smoke detection to be installed. As of 1st September 2025, 21,291 homes (95.20%) have confirmed installations.

Of the remaining 1,074 homes, installation is scheduled. Among these, 669 are classified as "no access" and are currently going through 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 /<br>Solid Fuel<br><i>Number</i> | CO Alarms<br><i>Number</i> | Residential<br>Homes<br><i>Number</i> | Smoke<br>Detectors<br><i>Number</i> | In Packet for<br>Delivery<br><i>Number</i> | NO ACCESS<br><i>Number</i> |
|---|----------------------------|---------------------------------------|-------------------------------------|--|----------------------------|
| 13062                                       | 13,062                     | 22365                                 | 21291                               | 405  | 669                        |
|   | 100%                       |                                       | 95.20%                              | 1.81%                                      | 2.99%                      |

END