

**Regulator of Social Housing Voluntary Undertaking Regulatory Notice - FRA Actions Update as of 24th April 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	184	4	97.87%
	Non-high-risk buildings	3,132	3070	62	98.02%
	Grand Total	3,320	3254	66	98.01%
<p><b>Comments:</b> Position on FRAs updated 24th April 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.</p>					
		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	1. Overdue FRA remedial actions (<3 months)	0	188	28	
	2. Overdue FRA remedial actions (3-6 months)	0	81	65	
	3. Overdue FRA remedial actions (6-12 months)	0	177	100	
	4. Overdue FRA remedial actions (12 -24 months)	0	587	250	
	5. Overdue FRA remedial actions (24 months +)	0	1040	633	
	Not overdue	4	545	495	
<p><b>Comments:</b> Position on actions refreshed on 24th April 2025. There are 1,044 actions within target and 3,149 outside of their target. All actions are assigned to a team or in a programme of work. We are seeing small numbers of high risk actions each month which are alarm panel faults now that we have installed a large number of alarms they often need access to homes to remediate . Panel faults are immediately notified to our contractor who clears them subject to access All 4 April high risk actions relate to alarm panel and detector faults. All high-risk actions have a target date of 10 days to resolve.</p>					

## CO and Smoke Detection

There are 13,095 tenanted Council homes with a gas boiler, all (100%) now have CO alarms.

There are 22,358 tenanted Council homes which require smoke detection to be installed, of these 21,248 (95.04%) had smoke detection confirmed as being installed by 24th April 2025.

Of the remaining 1,110 homes, are programmed for delivery, with 702 no access homes undergoing our no access procedure. We have appointed a dedicated Resident Engagement Officer to support this process. We have also let a new contract to complete our EICR programme; we are aware of significant overlap in non-access cases for EICRs and smoke detectors. Where access is gained for the EICR and no smoke detector is present a battery device will be fitted.

## 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>
13095	13,095	22358	21248	409	701
	100%		95.04%	1.83%	3.14%

END