

## **Regulator of Social Housing Voluntary Undertaking Regulatory Notice - Fire Risk Assessment Actions Update - January 2024**

In 2023 the Council was served with a regulatory notice by the Social Housing Regulator. The notice was related to the number of fire risk assessment actions that were outstanding at Camden council homes.

In Autumn 2023 Camden entered into a Voluntary Undertaking (VU) with the Regulator for the monitoring and completion of the outstanding FRA actions. The Voluntary Undertaking includes an action plan which is an ongoing piece of work and part of the continuous improvement that is happening across the Council.

Since the Council agreed the VU in 2023, there have been 3 formal reports to Housing Scrutiny Committee covering the regulatory notice and VU action plan progress at meetings on:

- 11<sup>th</sup> September 2023 - you can view the report here - [\(Public Pack\)Agenda Document for Housing Scrutiny Committee, 11/09/2023 18:30 \(camden.gov.uk\)](#) Agenda Item 12 Building Safety Act & Regulatory Standards
- 14<sup>th</sup> November 2023 - you can view the report here - [\(Public Pack\)Agenda Document for Housing Scrutiny Committee, 14/11/2023 18:30 \(camden.gov.uk\)](#) Agenda Item 10 Property Management Update
- 18<sup>th</sup> December 2023 - you can view the report here - [\(Public Pack\)Agenda Document for Housing Scrutiny Committee, 18/12/2023 18:30 \(camden.gov.uk\)](#) Agenda Item 11 Fire Safety Actions Update

At their meeting on December 2023, Housing Scrutiny Committee decided that they would receive monthly written briefings on the Council's progress in completing the outstanding Fire Risk Actions detailed in the regulatory notice and that these briefings would be published on the fire safety pages of the Council website.

The January 2024 update to the Social Housing Regulator has been shared with members of the Housing Scrutiny Committee and the Housing and Housing & Fire Safety Advisory Panel. The completion of individual FRA actions is subject to a number of factors, particularly access to individual homes and in some cases legal action. The number of completed actions is subject to change on a daily basis and so the format of the update and the progress charts may also change from time to time.

## Fire Risk Assessment Actions Update - January 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
<b>FIRE SAFETY</b>	Fire Risk Assessments in high-risk buildings	168	167	1	99%
	Fire Risk Assessments not in high-risk buildings	3123	3044	79	97%
	Overall Fire Risk Assessments	3211	3211	80	98%
<p><b>Comments:</b> Position on FRAs updated 08 January 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:  <b>Category One</b> - 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.  <b>Category Two</b> - Purpose built blocks (below 10 stories in height) and/or where determined by the overall assessment of risk. Review/complete every 2 years  <b>Category Three</b> - Street properties and/or where determined by the overall assessment of risk. Review/complete every 3 years</p>					
		No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
	Not overdue	-	1641	1341	
	Overdue FRA remedial actions (<3 months)	3	944	241	
	Overdue FRA remedial actions (3-6 months)	2	655	369	
	Overdue FRA remedial actions (6-12 months)	1	943	272	
	Overdue FRA remedial actions (12 -24 months)	-	1508	1018	
	Overdue FRA remedial actions (24 months +)	16	1625	1421	
<p><b>Comments:</b> Position on actions updated 08 January 2024.            All remaining high-risk actions have appointments booked or are in the no access process.            Approximately 2,800 actions are being delivered by the repairs service this financial year and just over 4,500 capital works actions will be delivered this financial year and next.</p>					

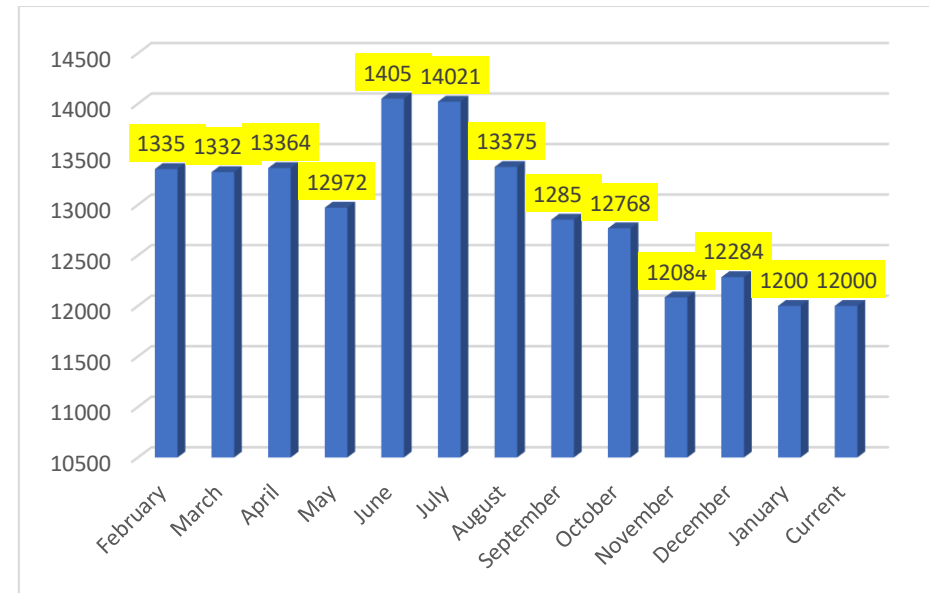
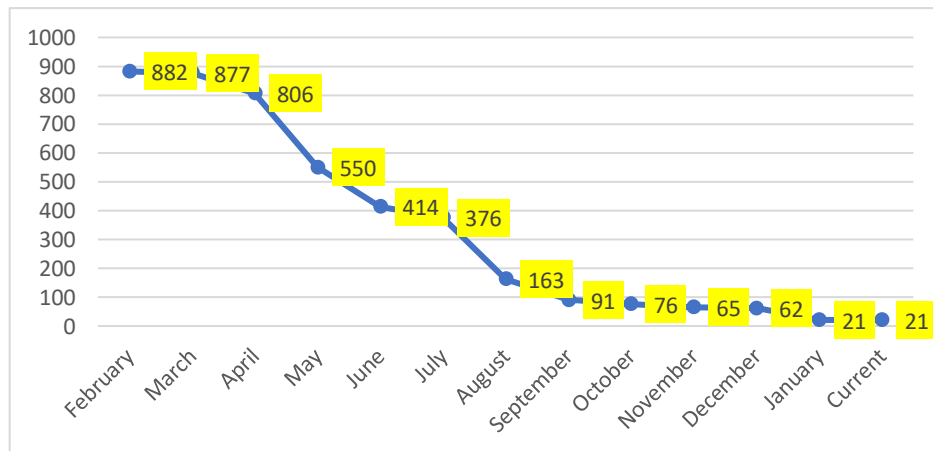
## Fire Risk Assessments

The Council requires a new FRA to be produced annually for high-risk buildings, every 2 years for medium risk buildings and every 3 years for low-risk buildings. Compliance within the Council's periodic inspection regime remains consistent at 98% completed within time.

## Fire Risk Actions

There has been significant progress in prioritising the completion of High-risk action. On 8<sup>th</sup> January 2024 the overdue numbers had reduced by 65% down to 22 from 63, with a further 5 near to a resolution. The Council continues to focus on actioning all overdue actions, as well as managing any new identified actions within policy timescales.

The following charts show that the Council has closed circa 11,500 FRA actions over the preceding 12 months. Since November 2023 a total of 1,352 have been closed; together with the addition of new actions this is an overall reduction of overdue and pending actions of 130, and a 470 reduction of overdue actions.



## CO and Smoke Detection

There are 13,147 tenanted Council homes with one or more fixed combustion appliance, of which 13,133 (99.9%) now have CO alarms, the remaining 14 Homes are no access cases where the Council is taking legal action to arrange installations.

There are 23,159 tenanted Council homes which require smoke detection to be installed, of these 20,194 (87%) had smoke detection installed by 8<sup>th</sup> January 2024. Of the remaining 2,965 homes, 53% are included in a programme to complete by March 2024 and 47% are being followed up through the Council's no access process.

	Tenanted homes with Gas / Solid Fuel assets	CO Alarms	Tenanted Homes	Smoke Detectors
Number required	13,147		23,159	
Total installations		13,133		20,194
<b>% installed</b>		<b>99%</b>		<b>87%</b>

Ends