

Report of the Assistant Director of Asset Management & Development**Compliance Update: Fire Safety****1. Purpose of Report**

To provide elected members with a formal update of the Council's position in terms of its statutory fire safety obligations, in line with the Social Housing Regulatory Reform Act 2023.

2. Recommendation

Cabinet is asked to NOTE the content of the report.

3. Detail

On the 02/09/2025 it was reported to cabinet that there were circa 4,000 Fire Risk Assessment actions for Q1. As of the 16/09/2025, there are now 3,576 remaining actions. The breakdown of these actions are as follows:

High Priority Works A (one month)

- Contractor: 0
- Management: 53

Medium Priority Works B (three months)

- Contractor: 36
- Management: 45

Medium Priority Works C (12 months)

- Contractor: 1116
- Management: 971

Medium priority works D (18 months)

- Contractor: 129
- Management: 109

Low priority works E (24 months)

- Contractor: 148
- Management: 607

Low priority works F (30 months)

- Contractor: 362
- Management: 0

Recommended actions (unlimited timeframe)

- Contractor: 12
- Management: 87

We are actively working with our procured contractors and internal Housing Teams, to systematically address all open FRA actions across our stock, using a clear prioritisation framework to ensure that works of the greatest need are mitigated promptly. Management colleagues are presently due to complete all 53 High Risk actions (Priority A) allocated to them by the first week in October 2025. Regular progress reviews are held with the contractor, to monitor completion rates and address / escalate any issues / delays.

Recommended actions are reviewed regularly for feasibility and scheduling purposes, to ensure actions are delivered in the most efficient and time effective manner.

We are also working with our partner contractor to survey all flat entrance doors across the portfolio. As of 16/09/2025 there have been 439 flat entrance door inspections, with 426 actions requiring allocation to resolve.

4. Key Decision

Not applicable.

5. Updates from Scrutiny

Not applicable.

6. Financial Implications

Presently, all inspection and remedial costs are forecast to fall within budget for the current financial year.

7. Legal Implications

Not applicable.

8. Human Resources Implications

Not applicable.

9. Union Comments

Not applicable.

10. Climate Change Implications

Not applicable.

11. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

As this is not a change to policy or a new policy an equality impact assessment is not included.

13. Background Papers

Nil.