

Title: FRAs, Damp & Mould and Capital Works Update

Information/Discussion Report – Information

Recommendations: The DMC is asked to note the report and consider how DMC reps and TRAs would like to be consulted on the future works programme.

Report Summary: This report provides an update on the fire safety works programme, Damp & Mould and Capital works programmes in train.

1. Fire Risk Assessment (FRA) update and latest position on FRA actions

1.1 The table below provides an update on the FRAs undertaken across the housing stock. This update is provided monthly to the Regulator and copies are posted online. The Council requires a new FRA to be produced annually for high-risk buildings, every two years for medium risk buildings and every three years for low-risk buildings. Compliance within the Council’s periodic inspection regime remains consistent at 98% completed within time. The 6 outstanding high rise building assessments have been carried out by our provider and we are awaiting the reports.

Workstream		Blocks in FRA programme	Blocks with FRA completed in target time	Blocks with FRA outside target time	% of blocks in time
FIRE SAFETY	High risk buildings	188	182	6	98%
	Non-high-risk buildings	3,113	3,062	51	99%
	Grand Total	3,301	3,244	57	99%

Comments: Position on FRAs updated 28th May 2024.

1.2 The table below provides an update on FRA actions generated by the FRAs. On the 28th May 2024 we had no high-risk actions outstanding. There is a total of 8,755 actions, of these 7,236 are overdue. The Council continues to focus on actioning all overdue actions, as well as managing any new identified actions within policy timescales. The Council has closed 11,325 in the rolling 12 months up to 28th May 2024, with 3,969 closed this calendar year.

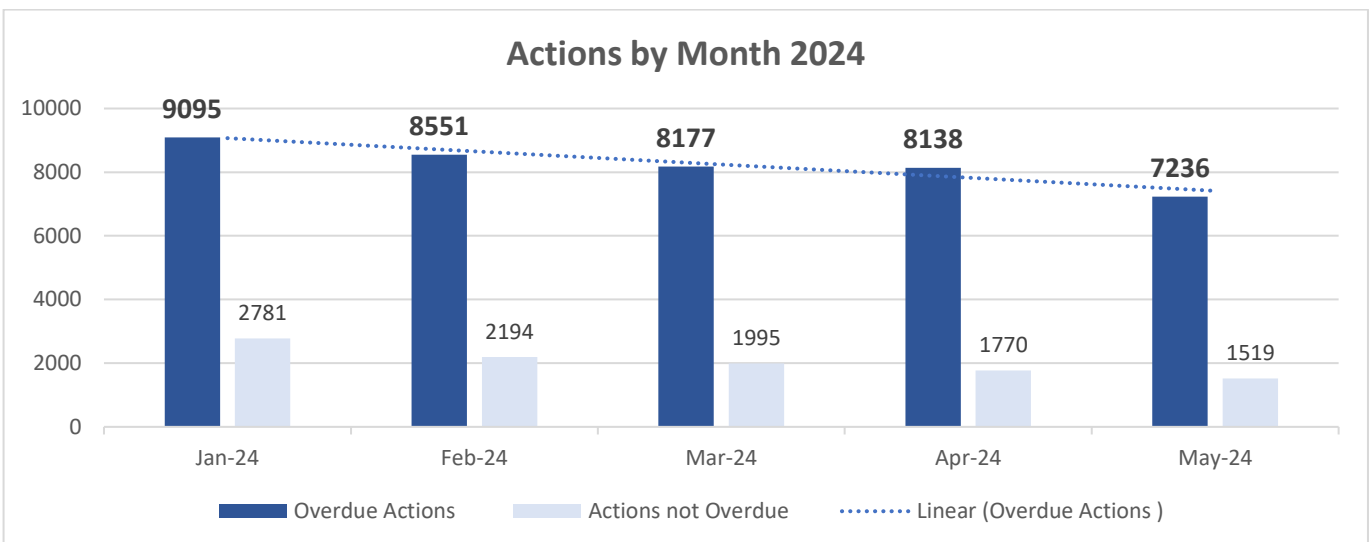
	No. of high-risk actions	No. of medium risk actions	No. of low-risk actions	
1. Overdue FRA remedial actions (<3 months)	0	417	76	
2. Overdue FRA remedial actions (3-6 months)	0	527	109	
3. Overdue FRA remedial actions (6-12 months)	0	915	383	
4. Overdue FRA remedial actions (12 -24 months)	0	994	603	
5. Overdue FRA remedial actions (24 months +)	0	1,924	1,288	Total Overdue
Total Overdue	0	4,777	2,459	7,236
Not Overdue	0	711	808	
Total	0	5,488	3,267	

Comments: Position on actions updated 28th May 2024.

2. Closure of High-Risk Actions



3. Total Number of Actions by Month



4. CO and Smoke Detection Installation Programme

4.1 There are 13,110 tenanted Council homes with one or more fixed combustion appliance, of which 13,098 (99.9%) now have CO alarms, the remaining 2 Homes are no access cases where the Council is taking legal action. There are 22,278 tenanted Council homes which require smoke detection to be installed, of these 20,810 (93.4%) had smoke

detection installed by 28th May 2024. Of the remainder, 566 homes are programmed for delivery and 902 are being progressed through our no access procedure.

Gas Assets / Solid Fuel Number	CO Alarms Installed Number	Tenanted Homes Number	Smoke Detectors Installed Number	In Packet for Delivery Number	No Access Number
13,112	13,110	22,278	20,810	566	902
	99.9%		93.4%	2.5%	4.0%

5. Capital Programme

5.1 As reported to the last DMC cycle, the Council is currently developing a new asset management strategy and capital works programme. There will be a report to the September DMC cycle on this.

In the meantime, the Council has refreshed the current schedule of capital works as part of its annual programme setting exercise. The schedule of capital works projects can be accessed at the link below and the latest update will be posted before the end of June 2024.

[Link to the capital programme on Camden Open Data.](#)

5.2 If DMC members would be interested in a webinar on capital works projects and the work being done across the Better Homes, FRA, retrofit and M&E programmes (such as heating and lifts), then this can be arranged.

6. Damp and Mould

6.1 Since December 2022, when the Council launched its proactive campaign, it has received and managed over 11,000 enquires. Many have been addressed and we presently have fewer than 500 cases being managed by the service. Of these, four relate to communal areas.

6.2 We have a dedicated team of 12 full-time Mould Marshals and a back-office support team. The service aims to respond to emergency requests within one working day and other requests within ten working days.

6.3 Where possible, we will conduct a mould inspection and wash in one visit. We have also introduced Saturday working, which has been well received. To raise awareness across all of our frontline teams, over 500 housing and property management staff received face-to-face damp and mould training in April 2024. Senior officers have also been accompanying mould marshals on visits to see the work involved and make connections across service areas (e.g. Public Health).

Report Ends