

Electrical Safety Policy

1.0	SCOPE
	Purpose
1.1.	This document sets out whg's policy towards ensuring the health and safety of all colleagues, customers, residents and members of the public that may be at risk from work activities involving electricity and to ensure compliance with the relevant legislation.
	Legal and regulatory framework
1.2.	whg's legal responsibility regarding electrical safety is laid out in the Health & Safety at Work Act 1974, Management of Health & Safety at Work Regulations 1999 and Electricity at Work Regulations 1989. Compliance with regulation requires whg to provide proof that electrical systems are safe through proper inspection, testing and maintenance by appropriately qualified electrically skilled individuals including the creation and maintenance of records and qualified supervision.
1.3.	whg shall adhere to section 1.2 of the Regulator of Social Housing's Housing Standard which states; 'Registered Providers shall meet all applicable statutory requirements that provide health and safety of the occupants of their homes
	Smoke, Heat and CO Alarms
1.4	In line with whg's Electrical Installation Condition Report (EICR) programme, Smoke alarms, heat and carbon monoxide (CO) alarms will be inspected/ tested/ replaced in line with manufacturer's instructions
2.0	POLICY STATEMENT
2.1	We will conform to all relevant legal obligations and regulatory requirements on electrical safety in any home or other building where we are the landlord with responsibility for keeping our customers safe.
2.2	We will ensure compliance with the law and regulations by having comprehensive electrical safety procedures, which are externally audited (NICEIC). We will be

	flexible (while remaining compliant) where we need to meet the specific needs of customers to keep them safe
2.3	We will ensure arrangements are in place so all homes and other buildings where we have electrical maintenance obligations has regular safety check; in line with our operating procedures.
	Access
2.4	We will take all reasonable and practicable attempts to gain access in order to carry out an electrical inspection condition report (EICR), including using legal remedies.
	Electrical repairs and Emergencies
2.5	We will undertake electrical repairs in line with our Repairs Policy
3.0	PERFORMANCE MEASURES
3.1	We will regularly monitor, audit and report our electrical safety performance in line with our performance and risk management frameworks.
3.2	Performance against targets will be reported monthly to the Group Executive and quarterly to the Board. The following Key Performance Indicators are measured and reported on; <ul style="list-style-type: none"> Homes with an electrical safety check (%) Compliance with Health & Safety at Work Act 1974, Management of Health & Safety at Work Regulations 1999 Electricity at Work Regulations 1989
3.3	All incidents including near misses will be reported via the SHE health and safety portal. General health and safety data such as accidents statistics, training records, lessons learnt will be discussed and monitored by the Health & Safety Committee.
4.0	EQUALITY AND DIVERSITY
4.1	An Equality Impact Assessment (EIA) has been undertaken, due to the impact to customers. We ascertained that there were no major factors that required any actions.
5.0	TRAINING AND DISSEMINATION
5.1.	whg will guarantee any contractors/colleagues appointed will hold relevant and up to date qualifications for the activity they will be carrying out. In addition, hold

	auditable records showing effective checks have been carried out to ensure the competence of any such person(s).
6.0	MONITOR AND REVIEW
6.1	This Policy will be monitored by the Director of Home Maintenance Services and reviewed every three years by Policy Group.
7.0	ASSOCIATED DOCUMENTS, POLICIES AND PROCEDURES
7.1	<p>whg policies, documents and strategies</p> <ul style="list-style-type: none"> • EICR Access Procedure • Electrical QC Process • Emergency Electrical Procedure • Electrical work procedure • Fixed Wiring Periodic Inspection Proc • Health and Safety Policy • Gas Safety Policy • Solid Fuel Policy • whg Code of Conduct • whg Asbestos Management Manual • whg Health and Safety Policy • Tenancy Agreement • Environmental Policy • Equality & Diversity Policy • Repairs Policy • Data Protection Policy • Fire Risk Assessment Policy • Asbestos Policy • Tenancy Agreement • EIA Assessment • Asset Management Strategy
7.2	<p>Legislation, national policy and guidance</p> <ul style="list-style-type: none"> • The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 • Building Safety Act 2022 • Management of Health & Safety at Work Regulations 1999 • Health & Safety at Work Act 1974 • Electricity at Work Regulations 1989 • BS-7671: 2019 (wiring regulations)

	<ul style="list-style-type: none"> • Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR) • The Landlord & Tenant Act 1985 (as amended) • Housing Act 2004 • Gas Safety (installations and use) Regulations 1998, amended 2018 • The Environmental Act 1995 • Compliance with HETAS guidance (solid fuel appliances) • RSH Home Standard • Decent Homes Standard • The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 • ISO-14001 Environmental Management System • Homes (Fitness for Human Habitation) Act 2018 • 'Looking after your home' - Repairs and maintenance guide • Water Regulations 1999
--	---

Document author	Technical Services Manager
Document owner	Director of Home Maintenance Services
Legal advice	Housing Litigation Manager & Solicitor
Consultation	Yes; <ul style="list-style-type: none"> • Amendment to electrical access letters • 2.6 Access • EIA Assessment
Approved by	March 2023
Review Date	March 2026
Corporate Plan aim	<ul style="list-style-type: none"> • Deliver high quality homes and services for our customers
Equality Assessment	17 th February 2023
Key changes made	<ul style="list-style-type: none"> • Added 1.4 Smoke, Heat and CO Alarms • Added 2.6 Access • Added section 4, 'Equality and Diversity • Added section 5, 'Training and Dissemination'