

Electrical Safety Policy

1.	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 carried out in its buildings and homes, 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 regulations 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. Other relevant legislation, national policy and guidance is identified in the appendix.
1.3	whg will adhere to Consumer Standards 2024 and specifically the following requirements of the Safety and Quality Standard: <ul style="list-style-type: none"> Registered providers must identify and meet all legal requirements that relate to the health and safety of tenants in their homes and communal areas. Registered providers must ensure that all required actions arising from legally required health and safety assessments are carried out within appropriate timescales.
1.4	Awaab's Law (as part of the Social Housing (Regulation) Act 2023) introduces requirements for social landlords to address hazards that present a significant risk of harm to customers within defined timescales, including a requirement to respond to emergency repairs as soon as possible and within no longer than 24 hours. <p>These requirements currently apply to damp and mould hazards and will be extended to a wider range of hazards, including electrical risks.</p> <p>In advance of this extension, whg will continue to ensure that any electrical hazards which present an immediate or significant risk to customer safety are prioritised and made safe without delay, with emergency electrical repairs responded to within 24 hours, in line with our existing obligations to maintain installations for the supply of electricity in safe working order and to protect the health and safety of our customers.</p>
	Smoke, Heat and CO Alarms
1.5	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. whg will assess the type of smoke alarms required, based on the needs of the building and tenants, and that those alarms are compliant with British Standards BS 5839-6.

2.	POLICY STATEMENT
2.1	whg 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 by carrying out regular electrical inspections at least every 5 years.
2.2	We will ensure compliance with the law and regulations by having comprehensive electrical safety procedures, which are externally audited by the National Inspection Council for Electrical Installation Contracting (NICEIC). We will be flexible (while remaining compliant) where we need to meet the specific needs of customers to keep them safe. Requests by customers carrying out any electrical alterations/installations will be considered in accordance with the Home Improvements Policy.
2.3	We will ensure arrangements are in place so all homes and other buildings where we have electrical maintenance obligations have a regular safety check, in line with our operating procedures and to include portable appliance testing (PAT) of all fixed appliances. whg will operate a 5-year EICR programme cycle to comply with the Electrical Safety Standards in the Private Rented Sector (England) (Extension to the Social Rented Sector) Regulations 2025.
	Access
2.4	We will take all reasonable and practicable attempts to gain access to carry out an EICR, including using legal remedies.
	Electrical repairs and Emergencies
2.5	We will undertake electrical repairs in line with our Repairs Policy
2.6	We recognise the impact major works can have on our customers. To mitigate this, where we identify a rewire may be required, if the property becomes void, we will complete this before occupation, to reduce the disruption to customers. Where the property remains occupied, we will complete any works identified during our Electrical Inspection Programme that are deemed to be a risk to customers, within the recommended timeframe.
3.	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 whg Board including the percentage of homes with an electrical safety check and compliance with the following laws: <ul style="list-style-type: none"> • Health & Safety at Work Act 1974; • Management of Health & Safety at Work Regulations 1999; and • 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.	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.	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, whg will maintain auditable records showing effective checks have been carried out to ensure the competence of any such person(s).
6.	MONITOR AND REVIEW
6.1	This Policy will be monitored by the Director of Building Safety & Compliance and reviewed at least every three years.
7.	ASSOCIATED DOCUMENTS, POLICIES AND PROCEDURES
7.1	<p>Documents, policies and procedures associated with this policy are:</p> <ul style="list-style-type: none"> • EICR Access Procedure • Electrical QC Process • Emergency Electrical Procedure • Electrical work procedure • Fixed Wiring Periodic Inspection Procedure • 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

APPENDIX: Additional relevant legislation, national policy and guidance

- 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)
- BS 5839-6 – (domestic smoke alarm installations)
- 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
- Electrical Safety Standards in the Private Rented Sector (England) (Extension to the Social Rented Sector) Regulations 2025

Document author	Electrical Manager
Document owner	Director of Building Safety & Compliance
Version and status	v2.0 FINAL
Legal advice	None required
Consultation	Health & Safety Manager Head of Inclusion and Organisational Culture
Governance review	May 2026
Approved by	Assets and Investments Panel – 29 May 2026
Review Date	Quarter 1 – 2029
Transformational Programme	N/A
Equality Assessment	April 2026
Key changes made	Changes to reflect the Electrical Safety Standards in the Private Rented Sector (England) (Extension to the Social Rented Sector) Regulations 2025 including reducing the inspection cycle from ten years to five years.