

Electrical Safety

Status: Approved

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Owned By:	Joanna Voisey - Head of Assets & Sustainability
Date Approved:	Mar-23
Approved By:	BHA Board
Review Date:	Mar-26
Regulatory / Legislative Considerations/ References	<ul style="list-style-type: none">• BS7671 (latest edition), (which recommends landlords to carry out an Installation Condition Report (EICR) of fixed wired installations within its properties to demonstrate safety for our customers and others.• Health & Safety at Work Act 1974 which puts a duty on employers to protect employees and “others”, and the Management of Health & Safety at Work Regulations 1999• ARC return – EICR testing is now included in the SHQS return
Other Documents to be read in conjunction with this policy:	Gas Safety Procedure

Policy Title:	Electrical Safety
Purpose / Aim of policy:	To set out our approach to ensuring compliance with regulatory requirements and good practice around electrical safety.
Scope of Policy:	All properties owned or managed by BHA where there are electrical systems.
Definitions:	None required.
Specific detail related to each strand in the scope:	Introduction Scope Objectives and Principles
Approval Source:	BHA Board
Equality Impact Assessment:	No direct implications or requirements
Glossary of Terms	None
Risk Implications:	Failure to meet the good practice set out in BS7671 could lead to an enhanced risk to our customers, colleagues and contractors from electrical fire or electrocution. This would in turn lead to reputational and financial risk

1. INTRODUCTION

- 1.1. BHA is committed to take all reasonable steps to ensure it manages the electrical safety of our customers, colleagues, contractors, and members of the public, in accordance with the duties set out in BS7671 (latest edition) and the Health & Safety at Work Act 1974.
- 1.2. We will take all reasonable steps to ensure that appropriate management systems are put in place to ensure customers, colleagues, contractors, and members of the public are not out at risk from the effects of electrical hazards.
- 1.3. In making this commitment the Association will take appropriate action in gaining access to our properties to carry out the EICR check at least every 5 years.

2. SCOPE OF POLICY

- 2.1.1 This policy describes the activities and responsibilities involved to ensure that we comply with the good practice set out in BS7671 (latest edition).
- 2.1.2 Whilst this is not a regulatory requirement such as with gas servicing BHA will take the general approach that this BS standard shall be adhered to as if it were a clear regulatory requirement.
- 2.1.3 The Health & Safety at Work Act etc. 1974, is also relevant to electrical safety, outlining our requirements to ensure that our colleague's safety is foremost in our working practices. This also extends to our contractors and members of the public.
- 2.2 This policy applies to all properties which are owned, leased or managed by Berwickshire Housing Association Ltd or any of its subsidiaries.

3. OBJECTIVES AND PRINCIPLES OF THE POLICY

- 3.1 BHA will ensure compliance with the above requirements at all times.
- 3.2 We will conduct a rolling programme of EICR checks ensuring that all properties within the scope of this policy have an EICR certificate which is 5 years old or younger.
- 3.3 Where significant work is done on an electrical system in a property that a new EICR is conducted as part of the works and updated on our system.
- 3.4 BHA will communicate the importance of EICR checks to customers through our website and from campaigns run through social media from time to time.
- 3.5 BHA will monitor all remedial works that are identified on the EICR's and ensure that all works classified as C1's are carried out at the earliest possible timescale. All other classifications of work will be reviewed on a risk basis.

- 3.6 Where customers do not provide access to allow EICR's to be carried out BHA will force access in accordance with the Electrical Safety Procedure utilizing section 5.12 of the tenancy agreement. This will be considered a last step and will take place only after significant efforts to communicate with customers has been made.
- 3.7 Where we identify that a customer is vulnerable we will endeavor to communicate in a variety of ways to allow a customer to engage with the EICR process and will facilitate additional support where that might be appropriate.