



Electrical Safety Policy	
Internal consultation	SCG
External consultation	Building Safety engagement to be carried out 2025/26
Equality Assessment	Y
Responsible officer	Head of Building Safety and Compliance
Approved by	PIC
Date approved	21 August 2025
Date due for review	21 August 2028
Version number	2025.1

1. Our policy is...

- 1.1. to manage the risk and meet all legislative requirements for electrical works we undertake, ensuring:
 - We manage the risks posed with electrical safety as far as is reasonably practicable.
 - We identify our specific responsibilities for each of our assets.
 - We work in accordance with the Electrical Safety Management Plan (ESMP).
 - We undertake the management of key activities that may impact on electrical safety.
 - Our colleagues and contractors are competent.
 - We communicate effectively internally and with customers and other stakeholders.
- 1.2. This policy explains how we will meet our responsibilities as a landlord, in relation to the safety and maintenance requirements for electrical installations. Individual electrical safety procedures, processes and operational guidance are contained in the associated ESMP.
- 1.3. We'll comply with all current and relevant statutory obligations. In addition, we must meet the requirements of the Regulator for Social Housing's (RSH) Consumer Standards.

This is a controlled document. Please refer to the Colleague Hub for the latest version.

1.4. Our primary objective is to ensure that customers, contractors, colleagues and visitors remain safe in our premises (both domestic and non-domestic). Failure to properly discharge our legal responsibilities may also result in:

- Prosecution under the HSWA, or Corporate Manslaughter and Corporate Homicide Act 2007.
- Regulatory intervention by the RSH.
- Reputational damage and loss of stakeholder confidence.

1.5. This policy statement establishes the broad framework for compliance with the key statutory and regulatory obligations.

2. We'll...

2.1 maintain the ESMP and associated operational guidance which contain the following:

- Roles and responsibilities
- Data
- Delivery
- Competency
- Performance and assurance
- Monitoring and review
- Communication
- Electrical safety operational guidance
- Legislation
- Organisational structure
- Qualifications
- Risk assessments and method statements
- Updating electricians – toolbox talks
- Electrical testing
- Portable appliance testing
- Repairs and maintenance
- Emergency lighting and fire alarm testing
- Monitoring and measuring
- Complaints
- Health and Safety
- Electrical Quality Control
- Monitoring QC checks

2.2. All colleagues who have roles identified in the ESMP will receive training appropriate to their role.

3. Our assurance...

3.1. We'll ensure this policy is effective through:

Reporting relevant KPIs to TILT, PSC, SCG, PIC, VET and Board on a monthly / quarterly basis.

The following assurance activities will be undertaken and reported to ARAC:

- Internal QA
- Third Party Assurance
- Strategic Review
- Early Strategic Intervention

The Board, as duty holder, will delegate responsibility for the implementation of policy, monitor its effectiveness and receive assurance of compliance.

3.2. We'll use information from satisfaction surveys to drive service improvement.

3.3. We'll review our performance and service delivery in comparison with other organisations to achieve the highest standards of service delivery.

Legislation and regulations

3.4 We'll ensure this policy complies with all relevant legislation and regulation, including but not limited to:

- Health and Safety at Work etc. Act 1974 (HSWA).
- Landlord Tenant Act 1985.
- The Housing Act 2004.
- The Electricity at Work Regulations 1989 (EAWR).
- The current edition of the IET Wiring Regulations - BS7671 (as amended).
- The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020.
- Building Standards; and
- British Regulations.

Review

3.5 We'll review this policy at least three years or when changes in legislation, regulations or best practice prompt an early review.

Version Control			
Version number	Reason	Approved by	Approved by
2025.1	Full review	PIC	21 August 2025