

### **Request to Approve Implementation of the Housing Services Electrical Safety Policy (Housing, Simon Allen)**

**Synopsis of report:**

**Runnymede Borough Council's Housing Service has a wide range of policies covering Health and Safety; the Electrical Safety Policy will act to bolster the department's compliance performance in delivering its housing services.**

**Within this covering report, details will be provided as to the importance of having such a policy as a supplementary document to the overall Health and Safety Policy.**

**Recommendation:**

**Members are asked to approve the implementation of the Housing Electrical Safety Policy (Appendix A).**

#### **1. Context of report**

- 1.1 The purpose of this document is to clearly communicate what the Council will do to ensure that our portfolio of properties is managed effectively, safely and adopt a best practice approach in respect to the '17th Edition of the Institution of Engineering and Technology Wiring Regulations (BS 7671:2008)' and the 'The Electricity at Work Regulations 1989 (EAWR)', which set out specific principles and requirements relating to electrical safety.
- 1.2 The Housing Service has produced this document to ensure those affected by our undertaking understand what the Council's liabilities are and what works will be undertaken to proactively manage our properties and maintain compliance in respect to electrical safety.
- 1.3 The policy clearly details what the Council are liable to maintain and provides clear text on how we will achieve this through control mechanisms and proactive contract management.
- 1.4 The policy takes a best practice approach and by implementing simple, proportionate, and appropriate control, measures will ensure risks remains low.

#### **2. Housing Services Electrical Safety Policy**

- 2.1 Enclosed with this report is the draft Housing Electrical Safety Policy.
- 2.2 It is proposed that this policy will be implemented with immediate effect once approved by Housing Committee.

#### **3. Policy Framework Implications**

- 3.1 The Housing Services Electrical Safety Policy is one of a suite of policies that will link into the key Housing Services Health and Safety Policy.

- 3.2 The Council's Housing Technical Services will ensure that a specific electrical installation, maintenance and inspection contract is in place, in accordance with best practice, which provides adequate provision for suitably qualified and accredited electrical contractors to manage all aspects of the delivery of electrical testing, repairs, upgrades and the provision of new installations.
- 3.3 The Council is committed to ensuring our tenants and leaseholders' homes remain safe and fit for purpose. In achieving this the Council will comply with all relevant legislation and regulations.
- 3.4 The key objectives of this policy are to:
- Set out a clear approach for the maintenance and upgrading of electrical installations.
  - Ensure a prompt, efficient and cost-effective electrical repair, servicing, and inspection service.
  - Ensure legal compliance and promote good practice.
  - Ensure remedial works are carried out within appropriate timescales so that homes remain safe and electrical installations are maintained to a high standard.
  - Outline a comprehensive electrical inspection and monitoring system.
  - Ensure adequate records and quality monitoring systems are implemented
- 3.5 This policy will help the Council to ensure that it meets its obligations as a landlord and seeks to provide assurance that electrical safety is adequately managed, ensuring the safety of our tenants, leaseholders, and the general public.

#### **4. Resource implications (where applicable)**

- 4.1 Runnymede Borough Council Housing Service already manages electrical safety in a proactive manner and has in place contracts to mitigate and manage known risks.
- 4.2 It is therefore not a request that additional resources are needed to maintain this level of service.

#### **5. Legal implications**

- 5.1 Social housing providers in England are required to ensure their stock is electrically safe. The regulatory requirements fall across a range of legislation, from ensuring the safety of households, staff and employees, to the safety of those undertaking repairs and checks for electrical safety. The relevant legislation and standards include the following:
- BS 7671:2018 plus amendments (Requirements for fixed electrical installations – also known as IET Wiring Regulations)
  - Localism Act 2011
  - Part P 'Electrical Safety' of the Building Regulations 2010 (Approved Document P: Electrical Safety – Dwellings)
  - Housing Act 2004 (with regard to the Housing Health and Safety Rating System that includes the identification of electrical hazards)
  - Management of Health and Safety at Work Regulations 1999
  - Electricity at Work Regulations 1989
  - The Landlord and Tenant Act 1985

- 5.2 As well as the regulations and standards listed above, social landlords are also legally required to ensure electrical installations are safe.

**6. Equality implications**

- 6.1 An Equalities Impact Assessment screening form has been completed. The Health and Safety at Work etc Act 1974 is a statutory requirement and, therefore, must be adhered to by all employers, employees, and contractors irrespective of any protected characteristics under the Equalities Act 2010.

**7. Environmental/Sustainability/Biodiversity implications**

- 7.1 Effective management of electrical equipment is essential to minimising the Council's environmental impact. By adopting a proactive management approach, the Housing Department can reduce our energy outputs through investments in more sustainable and effective products to benefit tenants and the environment.

**8. Other implications**

- 8.1 Approval of this policy will give further assurance to the regulator for social housing and continue the Housing Services accreditation with the quality mark ISO 9001:2015.

**9. Conclusions**

- 9.1 Runnymede Borough Council's Housing Services Electrical Safety Policy will assist the department in reducing and mitigating our risks and ensuring that we actively manage our portfolio of assets in line with industry standards.

**(To resolve)**

**Background Papers**

None