



Electrical Safety Policy Summary

- **Our Objectives:**

- Our key objective of this policy is to ensure that Cabinet, Senior Leadership Team, Employees, Partners and Tenants are clear on our legal and regulatory electrical safety obligations. This policy provides the framework our staff and partners will operate within in order to meet these obligations.
- As a landlord, we are responsible for the maintenance and repairs in our homes, communal blocks and other properties we own and manage, all of which will contain electrical installations, equipment and portable appliances.

- **Policy dates:** The full version of this policy (version 1.0) was signed off and approved by the Director of Housing in January 2024 and will be reviewed every two years or sooner if there is a change in legislation or regulations.

- **The policy scope and limitations:** This policy applies to any housing assets which are owned or leased by Babergh and Mid Suffolk, which are rented out and managed as social housing. This includes:

- Houses and flats and any communal areas within these
- Operational and Commercial buildings that are managed or owned by Babergh and Mid Suffolk District Councils such as Depots and workplaces for staff.

- **Our obligations:**

- Duties are placed on landlords to ensure that electrical installations in rented properties are safe when a tenancy begins, and maintained in a safe condition throughout the tenancy so the property is fit for habitation.
- Electrical installations are required to be periodically inspected and tested; we follow a programme of every five years.
- The Electrical Equipment (Safety) Regulations 2016 required landlords to ensure that any electrical appliances provided as part of a tenancy are safe when first supplied.
- The Electricity at Work Regulations 1989 places duties on employers that all electrical installations and appliances within the workplace are safe and that only competent persons work on the electrical installations, systems and equipment.

- **Programme:**

- We implement a programme of five yearly electrical installation inspections and tests.
- Once we are issued with a satisfactory Electrical Inspection Condition Report. The date of the next inspection and test is driven from the date of the most recent Electrical Inspection Condition Report.

- **Consequences if we fail to deliver on our policy:** In serious cases of non-compliance our Senior Leadership Team and Cabinet will consider if it necessary to disclose this issue to the Regulator of Social Housing under regulatory framework and other relevant organisations such as the Health and Safety Executive.