



Periodic Electrical Testing Policy

Originator:	Regulatory Compliance Team
PCHA Approval Date:	January 2024
Review date:	January 2027

1	Introduction
1.1	PCHA treats the health and safety of tenants, staff, contractors and other users of its buildings of paramount importance.
1.2	<p>In fulfilling these health and safety obligations, PCHA is committed to mitigating the risks posed by the use of electrical systems within buildings it owns and controls. The risks include:</p> <ul style="list-style-type: none"> • Electrical shock • Electrical burn • Fires of electrical origin • Electric arcing • Explosion initiated or caused by electricity • Electrical fire
1.3	<p>This Policy sets out PCHA's responsibilities to comply with the relevant legislation and regulatory guidance on the installation, inspection, repairs, testing and certification of electrical systems in buildings it owns and controls. Key legislation and guidance includes:</p> <ul style="list-style-type: none"> • Electricity at Work Regulations 1989 • Management of Health and Safety at Work Regulations 1999 • Institution of Engineering and Technology (IEE) Wiring Regulations 18th Edition, BS 7671(2018) • Consumer Rights Act 2015 • Housing Act 2004 – Housing Health & Safety Rating System • Homes (Fitness for Human Habitation) Act 2018 • Regulatory Reform (Fire Safety) Order 2005
1.4	<p>Application of the Policy also enables PCHA to meet the requirements of the Regulatory Framework for Social Housing adopted by the Regulator for Social Housing (RSH) as follows:</p> <ul style="list-style-type: none"> • Registered providers must provide an effective, efficient and timely repairs, maintenance and planned improvements service for the homes and communal areas for which they are responsible

- When acting as landlords, registered providers must take all reasonable steps to ensure the health and safety of tenants in their homes and associated communal areas

1.5 Access and Communication

1.5.1 PCHA is committed to ensuring that its services are accessible to everyone. PCHA will seek alternative methods of access and service delivery where barriers, perceived or real may exist, that may make it difficult for people to work for PCHA or use its services.

1.5.2 Working with our customers we have established a Vulnerable Persons and Reasonable Adjustments Policy to ensure we make best use of every customer interaction to meet customers' needs in our service delivery and ensure this information is kept up to date.

1.6 Equality, Diversity and Human Rights

1.6.1 PCHA is committed to fairness and equality for all customers, colleagues, and stakeholders.

1.6.2 PCHA's approach to Equality, Diversity, and Inclusion (EDI) goes beyond legal or statutory obligations, however, PCHA will meet or exceed its legal requirements as outlined in the Equality Act 2010 and the Human Rights Act 1998. This policy also demonstrates how PCHA will meet the requirements of Public Sector Equality Duties, which it has chosen to adopt and implement as a matter of good practice rather than as a legal obligation.

1.6.3 PCHA is fully committed to eliminating unfair and unlawful discrimination. Hate Crime, Harassment, and Bullying will also not be tolerated, and take proactive steps to prevent such behaviours.

1.6.4 It is unlawful to discriminate directly or indirectly based on the following protected characteristics:

- Disability
- Gender
- Gender identity, or gender reassignment status
- Race, racial group, ethnic or national origin, or nationality
- Religion or belief
- Sexual orientation
- Age
- Marriage or civil partnership status
- Pregnancy or maternity

1.6.5 PCHA are also committed to ensuring that individuals are not treated less favourably due to their social, economic, or cultural backgrounds, as well as specific medical conditions as defined in the Equality Act.

1.6.6 PCHA regularly review policies and practices to ensure they reflect its commitment to equality and diversity.

1.7 This Policy must be read in conjunction with:

- PCHA Electric Gates Policy

- PCHA Health and Safety Policy
- PCHA Repairs, Maintenance and Planned Works Policy
- PCHA Access to Properties Policy
- PCHA Fire Safety Policy

2 Statement of Intent

2.1 PCHA will comply with all legal and regulatory requirements in meeting its responsibilities to ensure electrical safety in buildings it owns or manages.

2.2 To meet the above requirements PCHA will operate a well-resourced and comprehensive electrical safety management system including checking and certification of all electrical systems and equipment that PCHA is responsible for.

2.3 PCHA will ensure the contractors it employs to carry out checks on its electrical systems are 'Authorised Competent Persons' who have the appropriate and up to date qualifications i.e. Technical Qualification in Electrical Engineering, City & Guilds 236 parts 1 and 2 or NVQ3 equivalent, City & Guilds 2381 or 2382 18th edition 'wiring regulations', City & Guilds 2391 or equivalent for testing and inspection and 2.3 PAT 2377, where required.

2.4 PCHA will keep accurate records of all periodic checks undertaken on:

No	Type of installation	Frequency of inspection and testing
1	Portable Appliance Testing in its offices and other work locations	12- 48 months
2	Portable Appliance Testing in communal areas and furnished tenancies of domestic properties	12 months
3	Fixed wiring systems in domestic properties	5 years or as advised by the electrician
4	Fixed wiring systems in communal areas of purpose-built blocks of flats	5 years or as advised by the electrician
5	Fixed wiring systems within shops and other commercial properties	5 years or as advised by the electrician
6	Fixed wiring systems within industrial properties (e.g. warehouse)	3 years or as advised by the electrician
7	New electrical installations in domestic properties	5 years or as advised by the electrician
8	Void Properties as they become vacant prior to occupation	As required

2.5 PCHA will adopt a 'fair but firm' approach to gaining access to domestic properties where periodical electrical testing is required (following Electrical Safety Council Guidelines for once every 5 years for tenanted properties). This will include:

	<ul style="list-style-type: none"> • Writing to tenants in advance of the required access date and providing an initial appointment (which can be altered on request) • Partnership work with external agencies and advocacy groups where tenants are known to be vulnerable for any reason • Where possible combining appointments with other safety checks e.g. annual landlords gas safety checks, where applicable
3	Policy
3.1	Landlord Responsibilities
3.1.1	PCHA will use Sovini Property Services (SPS) to discharge their duties for promoting electrical safety in domestic properties as set out in the clauses below:
3.1.2	PCHA will carry out an Electrical Inspection Condition Report (EICR) on all void properties by a qualified electrician, ensuring all electrical systems and any supplied equipment is safe for use before making the property available for re-letting. Information from these reports and other aggregated property condition information will also be used to inform future investment works including scheduled re-wiring of properties.
3.1.3	Copies of the Electrical Inspection Condition Reports will be retained by PCHA as proof of the fitness for purpose of electrical systems at the time of letting. All new tenants will be provided with a copy of the EICR within 28 days of the tenancy start date.
3.1.4	PCHA will also carry out an Electrical Inspection Condition Report when there is a transfer of tenancy from one party to another but there is no vacant void period (this will not apply when there is a transfer from a single to a joint or joint to a single tenancy).
3.1.5	<p>As a minimum specification, PCHA will ensure that domestic properties, at the time of letting:</p> <ul style="list-style-type: none"> • Have an electrical system that is safe for continued use • Keep supplied appliances to a minimum • Ensure that where supplied appliances are provided, safety warnings are attached including CE marked and / or approved • Ensure that where appliances are provided, flexes are in good order and properly attached to appliances and plugs • Ensure that earth tags are in place • Ensure that where appliances are provided, plugs are of an approved type, CE marked and have a sleeved live and neutral pins • Ensure that plugs provided and sockets conform to BS1363 or BS1363/A for heavy duty uses • Ensure that all fuses in appliances provided are of the correct type and rating • Make sure that tenants have access to the main consumer unit, fuses and isolator switch • Keep a record of all fuse ratings
3.1.6	Following guidance from the Electrical Safety Council, PCHA will endeavour to carry out a periodic check of fixed wiring systems within domestic properties every 5 years. PCHA will rely on the goodwill and co-operation of tenants to gain access when requested to carry out these checks.

3.1.7	Where access is denied, PCHA may consider the use of legal powers within the tenancy agreement to secure access, if operatives working on behalf of PCHA consider there to be a significant risk to the occupants or the property by not carrying out the electrical check. Each case will be assessed on its merits and any final decision to instigate legal action to gain access will be made by the Neighbourhood Services Manager or Independent Living Manager.
3.1.8	If a property is suspected to be abandoned, PCHA will deal with it in line with its suspected Abandoned Property Procedure.
3.1.9	Where PCHA carry out works to electrical systems in domestic properties that will be classed as 'new installations', 'additional' or an 'alteration' e.g. where a complete rewire is required or a new fuse box is installed, it will ensure Electrical Installation Certificates (EIC's) or Minor Electrical Installation Works Certificates (MEIWC's) are issued and retained.
3.1.10	Where PCHA has installed new electrical systems (i.e. a complete rewire) in domestic properties, it will carry out periodic electrical testing after 5 years or the due date as recommended by the installer.
3.1.11	PCHA will conduct a scheduled fixed wire test of all electrical systems in communal parts of domestic accommodation it owns and manages once every 5 years. Any systems designed to ensure fire safety within buildings will be subject to more frequent testing in line with regular routine system testing in accordance with British Standards requirements.
3.1.12	Where PCHA supplies electrical equipment, either for use in communal areas or as part of furnished tenancies, Portable Appliance Testing will also be conducted every twelve months and PCHA will ensure appropriate labelling is clearly displayed.
3.1.13	In order to comply with the British Standards BSEN 62305, PCHA will inspect, test and certify all lightning conductors installed on buildings it owns or controls, every twelve months.
3.2	Tenant's Responsibilities
3.2.1	PCHA tenants have a responsibility to use electrical devices / appliances and the electrical systems supplied to properties responsibly to protect the health and safety of themselves and others.
3.2.2	PCHA encourage tenants to maintain good electrical safety around the home by regularly checking the visual condition of devices and appliances for signs of wear and tear that could potentially be dangerous e.g. scorching, loose wires or cable grips (more detailed information is available via the Health and Safety Executive website www.hse.gov.uk). Where any doubt exists over the safety of equipment, tenants are advised to switch the appliance / device off, disconnect from the mains and seek the advice of a qualified electrician.
3.2.3	Where tenants discover a problem with PCHA owned or supplied electrical systems or equipment they should inform PCHA by contacting the Customer Service Centre on 0151 709 6878 immediately.

3.3	<p>As part of its service standard developed and reviewed in consultation with customers on annual basis, PCHA operate the following response times for dealing with responsive repairs to electrical systems:</p> <ul style="list-style-type: none"> • Emergency Repairs – respond and complete works or make safe within 24 hours (with attendance within 2 hours if there is a risk to health and safety in order to make safe) • Urgent Repairs- respond and complete works within 5 working days • Routine Repairs- respond and complete works within 20 working days • Manufactured Items and Small Projects- where manufactured parts are required or for any other reason repairs cannot be completed within 20 working days these will be classified as ‘priority X’. In these circumstances PCHA will endeavour to resolve issues as expediently as is possible, keeping customers informed of expected timescales to restore to full working order)
3.4	<p>PCHA tenants have a responsibility not to tamper with any electrical systems supplied as part of their tenancy and should follow PCHA’s ‘Request to Alter’ procedures for any changes required to the system (this will involve contacting the Customer Service Centre and requesting an alteration, which will normally be the subject of an inspection before a decision is taken to grant or refuse permission).</p>
3.5	<p>PCHA’s Responsibilities as an Employer</p>
3.5.1	<p>PCHA will ensure the safety of its employees from electrical dangers in office locations, by ensuring that Portable Appliance Testing (PAT) is carried out on all portable electrical equipment, every 12 -48 months depending on the type, use and environment in which it used.</p>
3.5.2	<p>Portable Appliance testing of equipment used by staff when Agile Working and therefore not primarily located in an office environment will also receive a full test every 12-48 months dependant on its type, use and condition.</p>
3.5.3	<p>PCHA will also, as part of general health and safety training for all staff provide information on the safe use of electrical equipment in and around office locations including the safe storage of cabling, avoidance of trip hazards and dangers posed by liquid spills around electrical equipment and systems.</p>
3.5.4	<p>The frequency of re-inspection for non-residential assets will be planned by the Asset Management Team in accordance with the relevant guidelines. However, on recommendation of the ‘appointed’ electrical testing contractor this may be revised after taking into consideration a number of factors such as, use, operations and condition of the installation.</p>
4	Implementation
4.1	<p>All staff have a responsibility to be aware of the PCHA Periodical Electrical Testing Policy to be able to direct any customer queries that may arise. Staff also need to be aware of the Policy to fulfil their health and safety duties, <i>“to take reasonable care of the health and safety of themselves and of others who may be affected by what they do or do not do”</i>.</p>

4.2	The Asset Management Team in liaison with the 'appointed' electrical testing contractor will be responsible for determining the schedule of testing for fixed wiring in office, other work location and plant / machinery.	
5	Performance	
5.1	PCHA have a target to carry out EICRs on all domestic properties at least once every 5 years.	
6	Consultation	
6.1	All staff have been consulted in the development of this Policy. In-depth consultation has taken place with staff that have line management responsibility for the service.	
6.2	The PCHA Customer Empowerment Panel were also consulted in the development of this Policy.	
7	Review	
7.1	The Policy will be reviewed every Three Years by the Departmental Management Team (on or as near as possible from the date of approval) or sooner if required by the introduction of new legislation or regulation affecting electrical safety or as a result of system audits.	
8	Equality Impact Assessment	
8.1	Was a full Equality Impact Assessment (EIA) required?	No
8.2	When was EIA conducted and by who?	An Equality Impact Assessment Relevance Test was conducted by the Strategic Regulatory Compliance Manager and the Quality and Inclusion Officer in January 2024.
8.3	Results of EIA	Although, the EIA shows potential risks to the business and individuals, there were no adverse impacts for any group with protected characteristics. Any differential impacts identified are adequately mitigated by existing procedures and operational practice (e.g. additional support for tenants with known mental health issues, when arranging the Periodic Electric Testing checks).
9	Scheme of Delegation	
9.1	Responsible committee for approving and monitoring implementation of the policy and any amendments to it	Departmental Management Team

9.2	Responsible officer for formulating policy and reporting to committee on its effective implementation	Director of Operations	
9.3	Responsible officer for formulating, reviewing and monitoring implementation of procedures	Director of Operations	
10	Amendment Log		
Date of revision:	Reason for revision:	Consultation record:	Record of amendments:
1st October 2020	In line with the Review schedule	See section 6	<ul style="list-style-type: none">• Inclusion of the Homes (Fitness for Human Habitation) Act 2018 Act• Change of frequency for the following:• Portable Appliance Testing – from 12 months to 12- 48 months• Testing new electrical installations in domestic properties – 10 years and 5 years thereafter to 5 Years
14th December 2022	In line with the Review schedule	See section 6	<ul style="list-style-type: none">• Change at 2.4- inclusion of ‘void properties’ on areas which PCHA will keep records on.
22 nd January 2024	In Line with Review Schedule	See Section 6	<ul style="list-style-type: none">• There are no significant changes in this review• The EIA Relevance Test has been updated• Team names updated throughout• Equality, Diversity and Human Rights statement updated• In line with Board approved process the review period for this Policy will now be every Three years rather than annually