



ELECTRICAL SAFETY IN MULTI-STOREY TOWER BLOCKS

1. INTRODUCTION

- 1.1. The safety of electrical systems, fixed and portable appliances in multi-storey tower blocks is of vital importance given the high numbers of occupants in a relatively small area, and the risk that poorly installed and maintained electrical systems could present.
- 1.2. The Electricity at Work Regulations (1989) (as amended) specifies that all electrical systems should be constructed and maintained in such a condition as to prevent danger.
- 1.3. The Regulations also ensure that only people deemed competent are permitted to work on electrical installations, which will include their testing and repair.
- 1.4. Although there is no specific definition of a competent person under the Regulations, competent persons must be suitably qualified, possess adequate technical knowledge and experience of electricity and electrical work and of the particular work to be undertaken.
- 1.5. Persons trained to undertake inspections, testing and remedial work under British Standard BS 7671:2018+A1:2020.
- 1.6. ng homes is responsible for the safety of all electrical systems in common areas and fixed electrical systems in domestic dwellings within tower blocks owned by ng homes.
- 1.7. The purpose of this document is to ensure that ng homes complies with all current Legislation, Regulations and Health and Safety Executive Guidance Notes. The purpose of the document is also to engender "best practice" within ng homes.

2. ELECTRICAL SAFETY POLICY

2.1.Statement of Intent

It is the policy of ng homes to ensure that, as far as is reasonably practicable, no persons are exposed to risks to their health or safety from electrocution or fire caused by electrical faults in any of the tower blocks it owns or occupies.

2.2.Policy Statement

The organisation's Electrical Safety Policy conforms to the relevant Health and Safety Legislation, Regulations, Approved Code of Practice and Guidance Notes referred to in Section 1. The Policy and Procedures will apply to all tower blocks and all individuals employed by the Housing Organisation, and to all contractors/subcontractors engaged by the Organisation without exception.

2.3.The Organisation's Policy on Electrical Safety in Multi-Storey Tower Blocks is:

- 2.3.1. All electrical systems in common areas of tower blocks and fixed electrical systems in domestic dwellings in tower blocks owned by NG homes will require an Electrical Installation Condition Report (EICRs) which will be carried out every 5 years and at the start of each new tenancy.
- 2.3.2. EICRs will be carried out by competent contractors.
- 2.3.3. A copy of the EICR will be made available to tenants and a copy kept for at least 5 years by the organisation.
- 2.3.4. To ensure that all electrical systems in common areas of tower blocks owned by ng homes are maintained in a safe condition and are ready to use. They will be periodically inspected and tested so as not to pose a risk to health or safety. The periodicity of inspections and testing will be determined by an Electrical Systems risk assessment, however it is recommended that, as a minimum, all electrical systems are inspected by the Housing Officer on a six monthly basis and formally inspected and tested by a competent person every ~~5 years~~ in accordance with the EICR requirements.
- 2.3.5. To ensure that all fixed electrical systems in domestic dwellings within tower blocks owned by ng homes are maintained in a safe condition, ready to use and periodically

inspected and tested so as not to pose a risk to health or safety. The periodicity of inspections and testing will be determined by an Electrical Systems risk assessment on common areas and a representative sample of domestic premises carried out by a Competent Person. All electrical systems in common areas will be visually inspected daily by on-site staff. The period between formal inspections and tests should not exceed 5 years.

2.3.6. To ensure that no employees will carry out any installation, maintenance, testing or repairs on electrical systems unless they are competent under the definition of Section 16 of the Electricity at Work Regulations (1989) (as amended), are trained on the relevant parts of BS 7671:2018+A1:2020 (Requirements for electrical installations) and hold membership with either "NICEIC" or "SELECT".

2.3.7. To undertake an Electrical Systems risk assessment within each multi-storey tower block owned by ng homes to identify what electrical hazards exist and what measures have (or will be) taken to minimise the risk. The Electrical Systems risk assessment will be reviewed and amended if it becomes invalid (e.g. as a result of different equipment used in the tower block or a change of personnel etc.) or, in any case, annually.

2.3.8. To ensure that routine visual inspections of all electrical systems in common areas and fixed electrical systems in domestic dwellings within multi-storey tower blocks owned by ng homes are carried out periodically. The periodicity of the inspection will be established as a result of the findings of an Electrical Systems risk assessment and guidance issued in BS 7671:2018+A1:2020 (Requirements for electrical installations). It is recommended that visual inspections take place on a six monthly basis for electrical systems in common areas and annually for domestic dwellings. However, this may vary depending on the outcome of the Electrical Systems risk assessment.

2.3.9. To ensure that all electrical systems in common areas and fixed electrical systems in domestic dwellings within tower blocks owned by ng homes are periodically formally inspected and tested and, where necessary, remedial work is undertaken by a competent person. The periodicity of inspections and tests will be established as a result of the findings of an Electrical Systems risk assessment and guidance issued under BS 7671:2018+A1:2020 (Requirements for electrical installations). It is recommended that the period between formal inspections and tests should not exceed 5 years.

- 2.3.10. To liaise with Scottish Power to ensure access to any substation sited within the multi-storey tower block is not impeded.
- 2.3.11. To ensure tenants are adequately informed as to their responsibility under their tenancy agreement as outlined in Appendix 3.
- 2.3.12. To ensure that all fixed electrical systems in domestic dwellings in tower blocks owned by ng homes are inspected before new tenants move in (regardless of when the last formal inspection or test was conducted) or in flats that are newly acquired by ng homes.
- 2.3.13. To keep a record of all inspections, tests and repairs for at least the last 2 inspections in the Electrical Testing and Inspection record file for 6 years. An up-to-date copy of the file must remain at the Concierge Station and be available for inspection by any relevant Authority.