

Electrical Safety Policy

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| Policy Owner: | Carl Traynor | Strategic Partner Sponsor: | Jo Parkinson |
| Exec Owner: | Wayne Cole | | |
| Approval Body: Magenta Board, Leadership Board (full Board or member) | Leadership Board Sponsor | Date Approved by Approval Body: | 12 th March 2026 |
| Date endorsed by EIA Review Group: | N/A | Date Endorsed by the Policy Forum: | 12 th December 2025 |
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| Policy Version: | 2.0 | Published (Intranet/Website): | Both |

1.0 What is this policy for?

- 1.1 This policy forms part of Magenta Livings's (ML) suite of compliance policies which outline our commitment in meeting our statutory obligations and best practice standards in relation to electrical safety. This policy should be read in conjunction with the Electrical Management Plan (MP).
- 1.2 This policy sets out how we will meet these duties and comply with wider regulatory and legislative landlord responsibilities of landlords, in-order to protect the safety of colleagues, customers, contractors and the public.
- 1.3 ML is responsible for the maintenance and repairs to its homes and other buildings, all of which will contain electrical installations and appliances. ML is also responsible for maintaining electrical installations and equipment in non-domestic (communal) areas of buildings, offices, and other premises that ML owns and/or manages. The Landlord and Tenant Act 1985, Housing Act 2004 and Hazards in Social Housing Regulations 2025 place duties on landlords to ensure that these electrical installations are safe at the start of any tenancy and are maintained in a safe condition throughout that tenancy.

2.0 Details of the policy

2.1 Policy Aims

2.1.1 Our belief is that our customers, employees, contractors, and the public, come first in our approach to managing electrical safety.

2.1.2 Our aim is to deliver great services in a way that reflects our purpose, vision, and values in addition to being honest, positive, and ambitious, whilst including our customers in the development of our services.

2.1.3 To comply with all relevant electrical safety legislation and regulations

2.2 Scope

2.2.1 This policy covers the following elements:

- Domestic Electrical Installations
- Mechanical Extract and Whole House Ventilation Systems
- Smoke, Heat & Carbon Monoxide Detectors
- Communal Electric Installation
- External Lighting (including street furniture under our remit)
- Commercial Electrical Installation
- Portable Appliance Inspection & Testing
- Fixed Appliance Inspection & Testing
- Door Entry Systems
- Automated Doors (Power-Operated)
- Automated Gates & Barriers
- Lightning Protection Systems
- Photovoltaic Systems
- Machinery & Plant Testing
- Aerials
- Heat Pumps
- Environmental Sensors

2.2.2 The following assets/ premises fall within this policy. The Housing Management system, NEC, will contain the relevant properties/ assets by which appropriate work programmes will be developed from.

- Domestic homes
- Sheltered, specialist and extra care type accommodation.
- Communal assets

- Commercial assets including the likes of workplaces, offices, community centres, remote plant, depots, and shops owned/managed by ML.

The Policy provides clarity to our employees, contractors, and partners on the expectations and how we will deliver our responsibilities with regards to electrical safety.

2.3 Standards

2.3.1 The Landlord & Tenant Act 1985 (as amended by the Homes (Fitness for Human Habitation) Act 2018) places duties on landlords to ensure that electrical installations in rented properties are:

- Section 8 - Fit for people to live in when a tenancy begins and through to the end of the tenancy.
- Section 11 - Kept in repair and proper working order throughout the tenancy.
- Section 11 of the Landlord and Tenant Act 1985 places repairing obligations in short leases.

As a responsible landlord we understand and respect the level of responsibility we have for the safety of our customers in our homes and as such this policy and associated MP outlines our approach to electrical safety whilst safeguarding our customers, colleagues, contractors, and the public in and around our homes and properties.

2.3.2 The Electricity at Work Regulations 1989 places duties on employers to ensure that all electrical equipment used within the workplace is safe to use.

2.3.3 The Electrical Equipment (Safety) Regulations 2016 requires Landlords to ensure that any appliances provided as part of a tenancy are safe when first supplied.

2.3.4 The Electrical Safety Standards in the Private Rented Sector (England) (Amendment) (Extension to the Social Rented Sector) Regulations 2025 places specific timeframes for repairs dependent on classification. It also details the requirements to provide notification and electrical certification to customers.

2.3.5 This policy, and its associated MP, outline our approach to electrical safety as well as detailing the roles and responsibilities of those involved in the successful implementation, delivery, and management of this policy.

- 2.3.6 We are regulated by the Regulator of Social Housing. Our Board, Chief Executive, and our Executive Leadership Team set and oversee our corporate strategy. Our Executive Sponsor/Team in adherence with the Governance Handbook will approve all compliance related policies and associated documents.
- 2.3.7 We acknowledge that failure to discharge our responsibilities adequately and responsibly may lead to a range of sanctions including, but not limited to:
- Intervention by the Regulator of Social Housing.
 - Prosecution under the Health & Safety at Work Act 1974
 - Prosecution under the Corporate Manslaughter and Corporate Homicide Act
 - Reputational damage
 - Loss of confidence by customers and stakeholders in the organisation.
- 2.3.8 Failure to follow our formal policy and procedure in addition to wider policies developed to form the 'Big 7' i.e., Asbestos, Building Safety, Electrical Safety, Fire Safety, Gas Safety, Lifts & Hoist Safety, Water Safety, can also compromise compliance with the Building Safety Act 2022. This is of upmost importance for all stock, however, this includes increased concern for in-scope High Risk Buildings due to the additional obligations of the Act, and formal reporting requirements established by the Building Safety Regulator.
- 2.3.9 We have an Electrical Management Plan, the purpose of which is to:
- Provide clear lines of responsibility.
 - Provide additional guidance on how the commitments outlined within this policy will be implemented.

The Management Plan has been developed in line with the list of key operational activities as detailed below.

- Key Roles and responsibilities
- Key activities which include:
 - Managing additions/reductions to stock and data quality
 - Programme of inspection, testing, maintenance, and repair
 - Remedial Works after inspection and test
 - Upgrading existing installations
 - Record keeping
 - Quality Control
 - Approach to Works
 - Control of contractors

- o Access and enforcement
- Operational monitoring
- Changes to legislation
- Customer communication

2.4 Responsibilities

This policy applies to:

- Board Directors
- Chief Executive Officer
- Executive Leadership Team
- Senior Leadership Group
- Managers/Supervisors
- Employees
- Customers including leaseholders
- Contractors and other persons/ stakeholders who may work for, occupy, visit, or use its premises, or who may be affected by its activities or services.

3.0 Consultation

3.1 Due to the nature of the legislation being prescriptive regarding responsibilities, any deviation from the legal requirement of “must or shall” is not permissible. Therefore, the extent of consultation considers this. We do respect however, there are areas of legislation which allow a risk-based approach and therefore consultation can be wider in this respect with regards to how these legislative requirements can be translated into processes and managed. “Standards, governance and guidance” will be provided via the Safety and Compliance Team but there will be more flexibility in risk-based processes that operational teams will undertake.

3.2 This policy and associated MP have been shared for review with key stakeholders including:

- Executive Leadership Team
- Senior Leadership Team
- Health and Safety Team
- Key operational teams/colleagues

3.3 Their views have been fully considered and incorporated where applicable / appropriate within the body of the policy.

4.0 Equality Impact Assessment (EIA)

4.1 An EIA is not required for this policy as it does not present any barriers to participation or disadvantage any protected groups from participation.

5.0 How we make sure this policy is effective

5.1 This policy's effectiveness will be measured using the following key performance indicators which will be reported monthly:

Table 1 – Key Performance Indicators

| Element | Asset Type |
|---------------------------------|---|
| Domestic EICR | % of domestic properties with a valid EICR certificate |
| Communal EICR | % of communal and commercial assets with a valid EICR certificate |
| EICR actions | Number of assets with unsatisfactory EICR i.e. outstanding C1, C2 or F1 actions |
| PAT testing | % of portable appliance tested completed |
| Electronic door entry systems | % of door entry systems with a valid inspection and test certificate |
| Automated door (power operated) | % of automated doors with a valid inspection and test certificate |
| Lightning protection systems | % of lightning systems with a valid inspection and test certificate |
| Photovoltaic systems | % of PV systems with a valid inspection and test certificate |

5.2 In addition, we will also:

- Prepare a monthly Property Compliance Report of which electrical safety forms part to provide assurance, updates, and any areas of concern/noncompliance.
- On a monthly basis the Data Team will lead on a Property Compliance Asset Audit which will validate and ensure our asset register is accurate. In addition, the audit will also look at any changes in compliance data from the previous month. Any anomalies will be reviewed by the Contracts Manager who will correct if found to be inaccurate.

- The Data Team will review the KPI's to ensure they are appropriate and fit for purpose.
- Where a customer is dissatisfied with any aspect of ML' service or implementation of this policy they will have the right to have their complaint addressed under our Complaints Policy. Where learning has taken place and would improve the policy, updates will be made as appropriate.

Quality Assurance

- 5.3 The Contract Manager and their team will undertake a minimum of 5% desktop checks to ensure that our electrical certification and works raised is to the standard required.
- 5.4 A third party, external, independent specialist will be engaged to regularly inspect, monitor, and report on the technical performance and quality of work/ quality of certification for all systems and equipment. The independent specialist shall inspect a minimum of 10% across all workstreams and report their findings each month.
- 5.5 Where appropriate, our Health & Safety Team may undertake on site audits utilising the recording and reporting mechanism within the E20 system.
- 5.6 Electrical safety is a high-risk specialised area and as such it is imperative that ML has in place a fit for purpose policy and management plan. Therefore, if suitable changes to legislation take place which changes the way in which ML manage this compliance responsibility, an independent, third-party specialist will be engaged to review and provide assurance that any revision meets the needs of the business and legislation.

6.0 Colleague training

- 6.1 All colleagues who are required to have oversight of our connection to our electrical safety provision are required to be trained, competent, qualified and accredited in line with our internal training matrices.
- Electricians working on ML contracts will have qualifications in accordance with the “ELECTROTECHNICAL ASSESSMENT SPECIFICATION (EAS) QUALIFICATIONS GUIDE – Qualifications Guide for EAS October 2024 Appendix 4 - Mandatory Technical Competence Requirements by Work Category”

- Electrical Compliance Manager to be a member of the Institution of Engineering and Technology (MIET accreditation)

7.0 Documents relating to this policy

- Electrical Management Plan
 - ELECTROTECHNICAL ASSESSMENT SPECIFICATION (EAS) QUALIFICATIONS GUIDE – Qualifications Guide for EAS October 2024 Appendix 4 - Mandatory Technical Competence Requirements by Work Category
 - Landlord Tenant Act 1985.
 - The Housing Act 2004.
 - Defective Premises Act 1972
 - The Electricity at Work Regulations 1989 (EAWR).
 - The Health and Safety at Work Etc Act 1974
 - Electrical Equipment (Safety) Regulations 2016
 - The current edition of the IET Wiring Regulations - BS7671.
 - Electrical Safety Standards in the Private Rented Sector (England) (Amendment) (Extension to the Social Rented Sector) Regulations 2025
 - The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022
 - The Home Standard for Social Housing in England
 - Homes (Fitness for Human Habitation) Act 2018
 - HHSRS Operating Guidance – Housing Act 2004
 - The Workplace (Health Safety & Welfare) Regulations 1992
 - Management of Houses in Multiple Occupation (England) regulations 2006
 - Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006
 - The Furniture and Furnishings (Fire Safety) Regulations 1998
 - The Building Regulations: Approved Document B – Fire Safety
 - Construction (Design and Management) Regulations 2015
 - British Standards 5839 (fire detection) & 5266 (emergency lighting)
 - Regulatory Reform (Fire Safety) Order 2005
 - The Building Regulations for England and Wales (Part P)
 - The Occupiers' Liability Act 1984
 - Data Protection Act 2018 and GDPR (General Data Protection Regulation)

- Code of Practice for the Management of Electrotechnical Care in Social Housing (November 2022)
- The Code of Practice for In-Service Inspection and Testing of Electrical Equipment (ISITEE) 2020 (5th edition)
- Social Housing (Regulation) Act 2023
- The Building Safety Act 2022 (amendment 2025)
- IET Guidance Note

8.0 Version control / Amendment log

| Date of change: | Version Number: | Change made: | Reason for change: |
|------------------------|------------------------|----------------------------|--|
| March 2019 | 1.0 | No changes | Compliance review |
| March 2020 | 1.0 | No changes | Annual review |
| April 2021 | 1.0 | No changes | Annual review |
| April 2023 | 1.0 | No changes | Annual review |
| Dec 2025 | 2.0 | Full review of the Policy. | Expiration of previous policy. New Director of Safety and Compliance in post so full review of all policies. |