The Whiteley Homes Trust

Electrical Safety Management Policy

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EIA	Yes

Review Tracker

Review Date	Reviewed by	Changes Made	Approved by	Approved date	Version
July 2026	**Director of Operations / Head of Property & Compliance**	**Complete rewrite to align with current legislation, Building Safety Act 2022, Social Housing Regulation Act 2023**	**RECC** **Main Board**	**6/8/26** **15/9/26**	**2.0**

Introduction

At The Whiteley Homes Trust ("the Trust"), we are committed to providing homes and workplaces that are safe, well maintained and compliant with all statutory requirements.

Electrical safety is fundamental to protecting residents, employees, volunteers, contractors and visitors from the risk of electric shock, burns, fire and other hazards arising from electrical installations and equipment.

The Trust recognises that effective electrical safety management extends beyond statutory compliance. It forms an integral part of delivering safe homes, protecting our historic estate, maintaining business continuity and meeting our obligations as a Registered Provider of Social Housing regulated by the Regulator of Social Housing.

This policy sets out how the Trust manages electrical safety across all premises and electrical assets for which it has responsibility. It establishes clear governance arrangements, defines responsibilities and describes the systems used to ensure compliance with legal, regulatory and industry standards.

Scope of Applicability

This policy applies to all individuals engaged with The Trust, including employees, agency workers, bank workers and volunteers. Throughout this policy, these groups are referred to collectively as *"employees"* for clarity and ease of reference.

It also covers residents including beneficiaries, tenants in our private let homes and their households. Throughout this policy, these groups are referred to collectively as "residents" for clarity and ease of reference.

In addition, this policy extends to third-party stakeholders, including contractors, suppliers, and external individuals or organisations that provide services on behalf of the Trust.

This policy applies to all homes and communal areas where the Trust is responsible for electrical safety. Our responsibility is determined by the licence, tenancy agreement, lease or management agreement.

The policy covers all electrical installations, electrical equipment and associated systems for which the Trust has responsibility, including but not limited to:

- Domestic electrical installations
- Communal electrical installations
- Commercial premises
- Offices
- Community buildings
- Street lighting
- External power supplies
- Distribution boards
- Fixed wiring
- Portable electrical equipment owned by the Trust
- Emergency electrical systems
- Electric vehicle charging infrastructure
- Solar photovoltaic installations (where installed)
- Battery storage systems
- Temporary electrical supplies used during construction projects.

Where residents own electrical appliances or installations that fall outside the Trust's legal responsibility, the Trust will provide advice and guidance where appropriate to promote electrical safety.
The Trust is committed to communicating with openness and transparency. By clearly outlining who is covered by our policies, we aim to foster understanding, accountability, and trust within our diverse community.

Purpose

The objectives of this policy are to ensure that:

- The Trust complies with all applicable legislation, regulatory requirements and recognised industry standards relating to electrical safety.
- Electrical installations remain safe throughout their lifecycle through appropriate inspection, testing, maintenance and timely remedial works.
- Electrical risks are identified, assessed and controlled using a proportionate risk-based approach.
- Residents, employees, contractors and visitors are protected from electrical hazards.
- Electrical safety forms part of the Trust's wider Building Safety, Asset Management and Health & Safety Management Systems.
- Competent persons undertake all electrical inspection, testing and installation work.
- Sufficient financial and operational resources are allocated to maintain compliance.
- Performance is regularly monitored through defined Key Performance Indicators and reported to the Executive Leadership Team, Resident Experience and Community Committee and Board.
- Residents receive clear information regarding electrical safety responsibilities within their homes.
- Continuous improvement is achieved through regular auditing, learning from incidents and responding proactively to changes in legislation, regulation and best practice.

Legislative and Regulatory Framework

The Trust manages electrical safety in accordance with all relevant legislation, Approved Codes of Practice, British Standards and regulatory expectations, including (but not limited to):

Primary Legislation

- Health and Safety at Work etc. Act 1974
- Electricity at Work Regulations 1989
- Management of Health and Safety at Work Regulations 1999
- Housing Act 2004
- Homes (Fitness for Human Habitation) Act 2018
- Building Regulations 2010 (as amended)
- Building Safety Act 2022
- Social Housing (Regulation) Act 2023
- Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020
- Regulatory Reform (Fire Safety) Order 2005 (where electrical safety interfaces with fire safety)

Regulatory Requirements

The Trust also manages electrical safety in accordance with the expectations of:

- Regulator of Social Housing – Safety and Quality Standard
- Regulator of Social Housing – Transparency, Influence and Accountability Standard
- Housing Ombudsman Complaint Handling Code
- Health and Safety Executive (HSE)
- National Fire Chiefs Council guidance where electrical risks contribute to fire safety.

Technical Standards

Electrical installations and associated works shall comply with recognised industry standards including:

- BS 7671 Requirements for Electrical Installations (IET Wiring Regulations – current edition)
- IET Guidance Note 3 – Inspection and Testing
- IET Code of Practice for In-service Inspection and Testing of Electrical Equipment
- BS EN 50699
- NICEIC, NAPIT or equivalent competent person certification schemes
- Electrical Safety First guidance

Where legislation, Approved Codes of Practice or British Standards are updated, the Trust will review this policy and associated procedures to ensure continued compliance.

The Trust recognises that electrical safety contributes directly to resident safety, organisational resilience and regulatory compliance and will therefore maintain robust governance arrangements to ensure that electrical safety risks are effectively managed throughout the organisation.

1. Roles and Responsibilities

1.1 Organisational Structure

The Trust's organisational structure for electrical safety is set out within the current organisational chart and reflects the lines of accountability approved by the Board.

Overall accountability rests with the Chief Executive Officer.

Operational responsibility is delegated through the Director of Operations and Head of Property & Compliance.

Electrical safety is supported by competent external consultants, approved electrical contractors and the Trust's appointed Health & Safety Adviser.

Duty Holder - Chief Executive Officer (CEO)

The Chief Executive Officer holds overall accountability for ensuring that the Trust complies with all statutory and regulatory requirements relating to electrical safety.

Whilst operational responsibilities may be delegated, overall accountability remains with the CEO. The CEO is responsible for ensuring:

- This policy is implemented, adequately resourced and reviewed annually
- Appropriate governance arrangements are maintained
- Competent persons are appointed to manage electrical safety
- Sufficient financial resources are available to maintain electrical compliance
- Significant electrical risks are escalated appropriately
- The board receives regular assurance regarding electrical safety performance

Director of Operations (Health & Safety Officer)

The Director of Operations acts as the Trust's Health & Safety Officer and is responsible for providing strategic oversight of electrical safety management. Responsibilities include:

- Monitoring compliance with this policy
- Overseeing performance reporting
- Ensuring electrical safety is embedded within the Health & Safety Management System
- Reviewing incidents, investigations and lessons learned
- Commissioning independent audits where appropriate
- Reporting electrical safety performance to the Executive Leadership Team and Board

Head of Property & Compliance (Responsible Person)

The Head of Property & Compliance is the designated Responsible Person under the RRFSO for all non-domestic premises and common parts of residential buildings. Responsibilities include:

- Maintaining the Trust's Electrical Compliance Register
- Ensuring all electrical installations are inspected and tested within statutory timescales
- Commissioning Electrical Installation Condition Reports (EICRs)
- Ensuring remedial works arising from inspections are completed within risk-based timescales
- Appointing competent electrical contractors
- Maintaining records of certification
- Ensuring compliance with BS 7671 and associated technical standards
- Overseeing contractor performance
- Ensuring electrical safety is incorporated into planned maintenance programmes
- Providing quarterly performance reports to the Director of Operations

Head of Estates & Facilities (Responsible Person - External Areas)

The Head of Estates & Facilities is responsible for the safe management of electrical systems and equipment located within the external estate and grounds under the Trust's control. Responsibilities include:

- Ensuring external electrical infrastructure, including street lighting, external power supplies, distribution boards, electric gates, pumps, estate lighting and other estate electrical assets, are inspected, maintained and tested in accordance with statutory requirements and recognised industry standards.
- Ensuring electrical installations associated with external infrastructure are included within the Trust's planned inspection and maintenance programme.
- Ensuring competent electrical contractors are appointed to undertake inspection, testing, maintenance and repairs.
- Reviewing and approving contractor Risk Assessments and Method Statements (RAMS) before electrical works commence within the estate.

- Operating and maintaining safe isolation and permit-to-work arrangements for high-risk electrical works where appropriate.
- Ensuring temporary electrical supplies associated with construction, events or maintenance activities are installed, inspected and managed safely.
- Ensuring electrical hazards identified during routine estate inspections are reported promptly and appropriate remedial action is taken.
- Supporting the investigation of electrical incidents occurring within the external estate and implementing lessons learned.
- Working collaboratively with the Head of Property & Compliance to ensure electrical compliance records remain accurate and complete.
- Providing electrical safety performance information relating to estate infrastructure to support quarterly compliance reporting.

Health & Safety Adviser (HSA) – Competent Person

The Trust's appointed Health & Safety Adviser acts as the competent person for electrical safety, providing independent professional advice and assurance to the organisation. The Health & Safety Adviser will, through the Director of Operations: The Health & Safety Adviser will (via the HSO):

- Provide competent advice and guidance on compliance with electrical safety legislation, Approved Codes of Practice, British Standards and recognised industry guidance.
- Support the Director of Operations and Heads of Service in implementing and maintaining this policy.
- Monitor emerging legislation, regulatory requirements and best practice, advising the Trust of any changes requiring updates to policies, procedures or working practices.
- Assist in the development and review of the Trust's Electrical Safety Management System and associated Standard Operating Procedures.
- Support investigations into electrical incidents, dangerous occurrences, near misses and electrical fires, identifying root causes and recommending corrective and preventative actions.
- Provide advice on compliance with the Electricity at Work Regulations 1989 and associated guidance.
- Assist in maintaining the Trust's corporate Health & Safety Risk Register, ensuring significant electrical risks are appropriately identified, assessed and monitored.
- Support internal audits and independent compliance reviews of the Trust's electrical safety arrangements.
- Verify completion of agreed corrective actions arising from inspections, audits and incident investigations where appropriate.
- Advise on RIDDOR reportability and support statutory reporting where required.
- Provide assurance that electrical safety arrangements continue to reflect current legislation, regulatory expectations and recognised best practice.
- Support managers in promoting a positive electrical safety culture across the organisation through training, guidance and continuous improvement initiatives.

Head of Housing

Although Housing are not responsible for electrical compliance, they have an important role in supporting access to residents' homes for EICRs and remedial works, identifying electrical hazards reported by residents, sharing information about vulnerable residents where appropriate, and reinforcing electrical safety messages. This reflects good practice across Registered Providers and demonstrates a "whole organisation" approach to landlord safety compliance.

Heads of Departments (HODs)

Heads of Departments are responsible for ensuring that electrical safety is effectively managed within the services, buildings and activities under their control. They are expected to promote a positive safety culture and ensure that electrical risks are identified, reported and managed appropriately. Responsibilities include:

- Ensuring employees within their service understand and comply with this policy and associated electrical safety procedures.
- Ensuring only Trust-approved electrical equipment is used within their areas of responsibility unless specific authorisation has been granted.
- Ensuring employees undertake simple visual inspections of portable electrical equipment before use and report defects immediately.
- Ensuring damaged or potentially unsafe electrical equipment is removed from service without delay, clearly labelled as unsafe and reported to the Property Team for repair or replacement.
- Supporting the Property Team by ensuring reasonable access is available for planned Electrical Installation Condition Reports (EICRs), Portable Appliance Testing (PAT), inspections and remedial works.
- Ensuring any new electrical equipment purchased by their department is suitable for its intended purpose, complies with relevant UK safety standards and is entered into the Trust's inspection and testing programme where appropriate.
- Ensuring extension leads, multi-way adaptors and temporary electrical supplies are used safely and only where necessary, avoiding overloading of electrical circuits.
- Reporting electrical hazards, defects, near misses or incidents promptly through the Trust's reporting procedures.
- Ensuring employees complete mandatory electrical safety training where required by the Trust's Training Matrix.
- Supporting investigations into electrical incidents and ensuring agreed corrective actions are implemented within agreed timescales.
- Working collaboratively with the Head of Property & Compliance to minimise disruption during planned electrical inspections, testing and maintenance works.

As part of the HODs monthly meeting, the group will:

- Review electrical safety performance and significant electrical incidents or near misses.
- Monitor compliance with statutory inspection and testing programmes.
- Review progress against outstanding high-risk electrical remedial works.
- Consider emerging risks, changes in legislation and lessons learned from internal audits or external

inspections.
- Escalate significant electrical safety risks or overdue high-risk actions to the Executive Leadership Team and Board where appropriate.

All Employees, Contractors & Volunteers

- **Everyone working for or on behalf of the Trust has a responsibility to contribute to maintaining a safe electrical environment and to comply with this policy and associated procedures.** Everyone has a duty to:

- Take reasonable care for their own health and safety and that of others who may be affected by their actions or omissions.
- Comply with this policy, associated procedures and any electrical safety instructions relevant to their role.
- Undertake mandatory electrical safety training where required by the Trust.
- Carry out a simple visual inspection of electrical equipment before use and not use any equipment that appears damaged, defective or unsafe.
- Report damaged electrical equipment, exposed wiring, defective sockets, overheating, burning smells or any other electrical hazard immediately to their line manager and the Property Team.
- Ensure any unsafe electrical equipment is removed from use, clearly labelled and not reconnected until repaired or replaced by a competent person.
- Never interfere with, modify or attempt to repair electrical installations or equipment unless authorised, competent and appropriately qualified to do so.
- Use electrical equipment only for its intended purpose and in accordance with the manufacturer's instructions.
- Avoid overloading electrical sockets, extension leads or multi-way adaptors and use only Trust-approved electrical equipment where provided.
- Co-operate with planned inspections, testing, maintenance and remedial works, including providing access where required.
- Report all electrical incidents, near misses and dangerous occurrences promptly through the Trust's incident reporting procedures.
- Contractors must comply with the Trust's Contractor Management Policy, approved Risk Assessments and Method Statements (RAMS), permit-to-work arrangements and all site-specific electrical safety requirements.
- Contractors undertaking electrical work must provide evidence of competence and appropriate accreditation before commencing work and must ensure all work complies with current statutory requirements and recognised industry standards.

Trustees

The Board of Trustees has overall responsibility for ensuring the Trust has appropriate governance arrangements to effectively manage landlord health and safety compliance, including electrical safety. Trustees are responsible for:

- Promoting a positive culture of health, safety and compliance throughout the organisation.
- Ensuring electrical safety risks are appropriately identified, assessed and managed as part of the Trust's overall Risk Management Framework.
- Providing effective oversight of the Trust's electrical safety compliance and seeking assurance that statutory obligations are being met.
- Ensuring sufficient financial, operational and employee resources are available to maintain electrical safety compliance across the Trust's housing stock and workplaces.
- Receiving regular assurance reports on electrical safety performance, including compliance with statutory inspection and testing programmes, completion of remedial works, significant incidents and key performance indicators.
- Monitoring compliance with relevant legislation, regulatory standards and recognised good practice, including the requirements of the Regulator of Social Housing's Safety and Quality Standard.
- Challenging and scrutinising performance where compliance falls below expected standards and ensuring appropriate improvement actions are implemented.
- Supporting continuous improvement through regular review of policies, audit findings, lessons learned from incidents and emerging risks.
- Ensuring electrical safety remains a standing element of the Board's oversight of landlord compliance and organisational risk.
- Seeking assurance that residents are provided with safe homes and that the Trust continues to meet its obligations as a Registered Provider of Social Housing.

2. Electrical Safety Management Arrangements

The Trust adopts a risk-based approach to managing electrical safety across all premises for which it has responsibility. Electrical risks are identified, assessed, controlled and monitored to minimise the risk of injury, fire, service disruption and damage to property.

Electrical safety forms part of the Trust's wider Health and Safety Management System and Asset Compliance Framework. Compliance is achieved through a combination of planned inspection and testing, preventative maintenance, competent contractors, employee awareness and robust governance.

The Trust will ensure that:

- All electrical installations are designed, installed, inspected, tested and maintained in accordance with current legislation and recognised industry standards.
- Electrical systems are included within planned maintenance and lifecycle replacement programmes.
- Electrical risks are assessed before maintenance, refurbishment or development works commence.
- Suitable records are maintained to demonstrate compliance.
- Electrical compliance is monitored through regular performance reporting and internal audit.
- Residents receive clear information regarding their responsibilities for electrical safety within their homes.

The Trust recognises that electrical safety is closely linked to fire safety, building safety and asset management. These disciplines will therefore be managed collaboratively to ensure a coordinated approach to risk management.

3. Electrical Safety Management Arrangements

Electrical hazards shall be identified and assessed as part of the Trust's overall risk management arrangements. Electrical risk assessments may include:

- Fixed electrical installations
- Temporary electrical installations
- Portable electrical equipment
- Construction and refurbishment projects
- Plant rooms
- Workshops
- External electrical infrastructure
- Electric vehicle charging infrastructure
- Solar photovoltaic systems
- Battery storage systems
- High risk maintenance activities

Risk assessments shall:

- Identify electrical hazards
- Evaluate the likelihood and consequence of harm
- Identify appropriate control measures
- Allocate responsibility for implementing actions
- Specify review dates.

Electrical risk assessments will be reviewed:

- Following any serious electrical incident
- Following significant alterations to buildings or electrical installations
- Following changes in legislation or guidance
- Where there is reason to believe the assessment is no longer valid

All significant findings shall be recorded and monitored until completed.

4. Fixed Electrical Installations

The Trust will maintain all fixed electrical installations under its control in a safe condition throughout their operational life. This includes electrical installations serving:

- Residential properties
- Communal areas
- Offices
- Community buildings

- Commercial premises
- Workshops
- Street lighting
- Estate infrastructure
- Plant rooms
- External electrical supplies

Electrical installations shall be:

- Inspected and tested by competent persons
- Maintained in accordance with bs 7671 (current edition)
- Supported by valid electrical installation condition reports (eicrs)
- Subject to planned preventative maintenance
- Repaired where defects are identified

Only competent electrical contractors registered with recognised accreditation schemes (such as NICEIC, NAPIT or ECA) shall undertake work on fixed electrical installations.

No person shall undertake electrical work beyond their level of competence.

Live working is prohibited unless:

- It is unreasonable in all circumstances for the system to be made dead
- A suitable and sufficient risk assessment has been completed
- A safe system of work has been authorised
- The work is undertaken by a competent person

The Trust operates a presumption that all electrical work will be undertaken on isolated electrical systems wherever reasonably practicable.

5. Electrical Installation Condition Reports (EICRs)

Electrical Installation Condition Reports provide assurance that electrical installations remain safe for continued use.

The Trust will maintain a programme of periodic inspection and testing for all electrical installations for which it is responsible.

Inspection frequencies shall be determined by legislation, British Standards, the nature of the premises and operational risk. As a minimum:

Property Type	Inspection Frequency
Domestic dwellings	Every five years and at each change of tenancy or licence where required
Offices	Every five years

Property Type	Inspection Frequency
Community buildings	Every five years unless risk assessment determines otherwise
Workshops	Every three years
Swimming pool and high-risk environments	In accordance with BS 7671 recommendations
Street lighting	Every six years
Temporary electrical installations	Before first use and throughout occupation as required

Where an EICR identifies defects, remedial works shall be prioritised using the classification contained within BS 7671:

Code C1 – Danger Present

A Code C1 observation indicates immediate danger.

The installation or affected circuit shall be made safe immediately before the inspector leaves site wherever reasonably practicable.

The Head of Property & Compliance shall be notified immediately.

Code C2 – Potentially Dangerous

Code C2 observations require urgent remedial works.

The Trust's target is to complete all C2 remedial works within 28 calendar days, or sooner where the level of risk requires.

FI – Further Investigation Required

Where further investigation is recommended, arrangements shall be made for the investigation to be completed without undue delay.

Appropriate interim control measures shall be implemented where necessary**.**

Code C3 – Improvement Recommended

C3 observations do not indicate that the installation is unsafe.

The Trust shall consider these recommendations when planning future investment, cyclical maintenance and major refurbishment programmes.

Following completion of remedial works:

- Certification shall be obtained
- Compliance records shall be updated

- Evidence of completion shall be retained within the trust's compliance management system

6. Resident Electrical Safety

Whilst the Trust is responsible for maintaining electrical installations within the properties and communal areas under its control, residents also have an important role in helping to maintain a safe living environment.

The Trust will provide residents with information and guidance on electrical safety, including:

- Avoiding overloaded sockets and extension leads
- Safe use of electrical appliances
- Purchasing electrical equipment from reputable suppliers
- Checking for product recalls
- Reporting damaged sockets, switches or electrical fittings promptly
- Safe use and charging of mobility scooters, e-bikes and other lithium-ion battery-powered devices
- Not undertaking unauthorised alterations to electrical installations

Residents must not:

- Alter fixed electrical installations
- Replace consumer units
- Install electric vehicle charging equipment
- Install additional electrical circuits
- Interfere with communal electrical systems

Without the trust's prior written approval.

Where electrical hazards are identified during property inspections or reported by residents, the Trust will assess the risk and take appropriate action within its responsive repairs timescales.
Residents shall provide reasonable access to enable the Trust to undertake statutory electrical inspections, testing and remedial works.

Failure to provide access may result in the Trust taking appropriate action to ensure it can fulfil its statutory landlord responsibilities.

7. Portable Electric Equipment

Portable electrical equipment presents a significant risk if damaged, poorly maintained or used incorrectly. The Trust will ensure that portable electrical equipment owned or supplied by the Trust is maintained in a safe condition throughout its operational life.

The Trust will maintain a risk-based programme for the inspection, testing and maintenance of portable electrical equipment in accordance with the current IET Code of Practice for In-service Inspection and Testing of Electrical Equipment. The Trust will:

- Maintain an inventory of portable electrical equipment where appropriate.

- Ensure all newly purchased equipment complies with UK product safety legislation and is suitable for its intended use.
- Ensure portable electrical equipment is visually inspected before use by the user.
- Arrange formal inspection and testing at frequencies determined by risk, environment, equipment type and usage.
- Remove unsafe equipment from service immediately.
- Maintain records of inspection and testing.

Testing frequencies will be determined using a risk-based approach rather than fixed intervals. Factors considered include:

- Equipment type
- Frequency of use
- Working environment
- Previous inspection history
- Manufacturer's guidance
- Likelihood of damage

As a guide, the following inspection frequencies will normally apply:

Equipment Type	Typical Inspection Frequency
Office equipment	Every 2–4 years (visual inspections between formal testing)
Workshops	Annually
Portable power tools	Annually or more frequently where risk dictates
Extension leads	Annually

New electrical equipment purchased from reputable suppliers does not require Portable Appliance Testing (PAT) before first use but will be incorporated into the Trust's inspection programme. Employees must carry out simple visual inspections before use and immediately report damaged plugs, cables, casings, overheating or any signs of deterioration.

Privately owned electrical equipment may only be used within Trust workplaces with the approval of the relevant Head of Department.

8. Contractor Management

Electrical work undertaken on behalf of the Trust shall only be carried out by competent contractors who can demonstrate the necessary qualifications, experience and accreditation. The Trust will ensure contractors undertaking electrical work:

- Hold appropriate competence and technical accreditation (for example NICEIC, NAPIT, ECA or equivalent).
- Maintain appropriate levels of public liability and professional indemnity insurance.
- Provide evidence of training and competence where requested.
- Work in accordance with current legislation and British Standards.
- Comply with the Trust's Contractor Management Policy.

Prior to commencing work, contractors shall:

- Submit suitable and sufficient Risk Assessments and Method Statements (RAMS).
- Identify any electrical risks associated with the works.
- Agree isolation procedures where required.
- Obtain relevant permits to work for high-risk activities.
- Attend site induction where applicable.

The Trust will ensure:

- Contractor performance is monitored.
- Electrical certification is received following completion of works.
- Electrical drawings and asset records are updated where appropriate.
- Any defects identified during installation or inspection are rectified promptly.

Where electrical systems must be isolated, affected residents, employees and other building users shall be notified in advance wherever reasonably practicable.

9. Electrical Alterations, Refurbishment and Development

The Trust recognises that alterations to electrical installations present increased risks if not properly designed, managed and inspected.

Electrical safety shall be considered throughout the planning, design, construction and handover of refurbishment, maintenance and development projects. No electrical alterations shall be undertaken unless**:**

- Appropriate design has been completed.
- Competent contractors have been appointed.
- Relevant statutory approvals have been obtained.
- Existing electrical services have been identified.
- Risks have been assessed.
- Suitable supervision arrangements are in place.

Upon completion of works, the Trust shall ensure:

- Electrical Installation Certificates (EICs) are received.
- Minor Electrical Installation Works Certificates are obtained where applicable.
- Updated drawings and operating information are provided.
- Compliance records are updated.
- Defects are rectified before occupation where required.

Where works involve listed buildings or buildings within the Whiteley Village Conservation Area, electrical alterations shall also take account of heritage requirements and planning constraints.

10. Electric Vehicle Charging Infrastructure

The Trust recognises the increasing use of electric vehicles and the associated electrical safety risks. All electric vehicle charging infrastructure installed on Trust property shall:

- Be designed and installed by competent contractors.
- Comply with BS 7671 and relevant IET Codes of Practice.
- Be included within planned maintenance programmes.
- Be inspected, tested and maintained at appropriate intervals.

Residents and employees must not install personal EV charging equipment on Trust property without the Trust's prior written approval.

Charging electric vehicles from domestic sockets or extension leads intended for general use is prohibited unless specifically approved following a risk assessment.

The Trust will periodically review the capacity of its electrical infrastructure to support future expansion of EV charging facilities.

11. Lithium-ion Batteries

The Trust recognises the increasing risks associated with lithium-ion batteries used within mobility scooters, electric bicycles, electric scooters, power tools and other rechargeable equipment.

Where such equipment is used or stored on Trust premises, appropriate measures shall be implemented to reduce the risk of fire and electrical failure. The Trust will:

- Provide residents with guidance on the safe charging, storage and maintenance of lithium-ion batteries.
- Promote the purchase of batteries and chargers from reputable manufacturers.
- Discourage the use of counterfeit chargers or incompatible charging equipment.
- Ensure charging areas within communal buildings are subject to appropriate fire and electrical risk assessment.
- Review arrangements for charging mobility scooters within communal areas.
- Ensure damaged, swollen or overheating batteries are removed from service immediately.

Lithium-ion batteries shall not be:

- Charged within protected escape routes.
- Stored where they obstruct means of escape.
- Charged using damaged cables or extension leads.
- Left charging unattended for prolonged periods where this creates unacceptable risk.

The Trust will keep national guidance under review and update its arrangements as best practice evolves.

12. Training and Competence

The Trust is committed to ensuring that employees and contractors have the knowledge, skills and competence necessary to manage electrical safety effectively. The Trust will ensure:

- Employees receive electrical safety awareness training appropriate to their role.

- Managers understand their responsibilities under this policy.
- Only competent persons undertake electrical inspection, testing or installation work.
- Employees responsible for Portable Appliance Testing receive appropriate training and periodic refresher training.
- Employees involved in managing contractors understand their responsibilities for contractor competence and supervision.

Mandatory electrical safety training shall form part of the Trust's Corporate Training Matrix. Training records shall be maintained and compliance monitored by the People & Culture Team.

Electrical contractors engaged by the Trust must demonstrate continuing professional competence and maintain relevant technical accreditation throughout the duration of their appointment.