

ELECTRICAL SAFETY POLICY FOR HOUSING (LANDLORD SERVICES)

1. INTRODUCTION

- 1.1 The Council as 'Landlord' has legal obligations as an employer under common law, the Health and Safety at Work Etc. Act 1974, associated legislation and codes of practice pertaining to its compliance and legislative servicing of the Council's Housing stock and communal areas.
- 1.2 This report deals with the electrical safety compliance and inspection regime of the Council's stock and communal areas and recommends a new Housing (Landlord Services) Electrical Safety Policy. The new proposed Policy is attached at Appendix 1.

2. BACKGROUND

- 2.1 The Council owns over 5,000 Council properties and is under legal duty to maintain, inspect and ensure the safety of electrical installations within these properties including communal areas.
- 2.2 The Council is committed to providing an effective maintenance service in order to comply with its statutory responsibilities, including but not limited to the Landlord and Tenant Act 1985 (as amended) and the Housing Act 2004 and to ensure high levels of resident satisfaction and to protect the value of its housing stock.
- 2.3 A thorough review of servicing and compliance has been undertaken by Housing Management in devising the new Electrical Safety Policy for Housing (Landlord Services).

3. THE NEW ELECTRICAL SAFETY POLICY FOR HOUSING (LANDLORD SERVICES)

- 3.1 The new Electrical Safety Policy sufficiently addresses the 'Landlord' duties and responsibilities within Housing specific properties and is structured to ensure the Council complies with the requirements of the respective legislation.
- 3.2 The Policy's salient points are as follows:
 - (a) Clearly identifying legislative and regulatory duties;
 - (b) Clear definition of roles and responsibilities;
 - (c) Arrangements and Procedures

4. CONCLUSIONS

- 4.1 This Electrical Safety Policy sets out the Council's approach in maintaining its properties by being specific to Housing Landlord Services, to achieve statutory legislative requirements, and clearly defines roles and responsibilities.

- 4.2 The draft policy was presented to the Housing Overview and Scrutiny Panel on 15 January 2020. The Panel fully supported the proposed Electrical Safety Policy for Housing (Landlord Services) and expressed the view that it was clear, concise and easy to read and understand.
- 4.3 The new draft Electrical Safety Policy for Housing (Landlord Services) is proposed to be implemented on 1 April 2020, following approval by the Portfolio Holder for Housing Services.

5. FINANCIAL IMPLICATIONS

- 5.1 An annual budget funded by the HRA is required to implement and support this policy and this will be agreed as part of the Council's annual budget setting process.

6. CRIME AND DISORDER IMPLICATIONS

- 6.1 There are none arising from this report.

7. ENVIRONMENTAL IMPLICATIONS

- 7.1 There are none arising from this report.

8. RECOMMENDATION

- 8.1 That the Electrical Safety Policy for Housing (Landlord Services) (attached as Appendix 1) be approved and implemented from 1 April 2020.

9. PORTFOLIO HOLDER ENDORSEMENT

I have agreed to the recommendation of this report.

Signed: CLLR J L CLEARY **Date:** 22 JANUARY 2020

For further information contact:

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Background Papers:

Public documents.

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