

Electrical Safety Policy

Audience:	Customers, Colleagues, Contractors, Stakeholders, Board Members
Policy Owner:	Executive Director of Existing Homes
Policy Lead:	Head of Building Safety
Approved by:	Executive Team
Approved date:	June 2026
Next review date:	June 2029

1. Context, purpose and scope of the policy

Context

We have a legal and regulatory duty to ensure that electrical installations and electrical equipment in the homes and buildings we own and manage are safe before and during occupation and use.

Electrical safety is a core component of our building safety responsibilities and a key control in preventing serious harm to customers, colleagues and visitors. Maintaining compliance with statutory electrical safety requirements and recognised technical standards is essential to providing safe, decent homes and workplaces.

This policy forms part of Moat's statutory building safety compliance framework covering Fire, Legionella, Asbestos, Gas, Electrical, Lifts (FLAGEL).

Purpose

This policy sets out how we manage electrical safety across our housing stock, offices and communal areas. It establishes our approach to managing electrical safety risks, meeting statutory and regulatory obligations, assuring contractor competence and maintaining oversight and assurance of compliance. It defines our commitments for inspection, testing, record keeping and monitoring so that electrical risks are reduced to a level as low as reasonably practicable.

Scope

This policy applies to:

- Homes we own and manage
- Offices and communal areas under our control
- Electrical installations, fixtures and fittings
- Portable electrical appliances for which we are responsible.

This policy does not apply to:

- Shared ownership homes, leasehold homes and properties where we are not legally responsible.
- Commercial properties where electrical safety responsibilities sit with the leaseholder, except where lease terms place responsibility on us.

Operational detail is set out in the Electrical Safety Procedure.

2. Definitions

- **Electrical Installation Condition Report (EICR):** A formal inspection and test of fixed electrical installations to assess safety and identify remedial actions.
- **Portable Appliance Testing (PAT):** Inspection and testing of portable electrical equipment to ensure it remains safe to use.
- **Competent person:** A person with the appropriate training, qualifications and experience to carry out electrical work safely and in accordance with recognised standards.

3. How this policy supports our strategy

This policy supports the delivery of Moat's Corporate Strategy and related supporting strategies by ensuring that building safety risks are identified, controlled and monitored through robust compliance and assurance arrangements.

- Corporate Strategy
- Existing Homes Strategy
- Customer Strategy
- Building Safety Customer Engagement Strategy
- Value for Money Framework
- People and Culture Strategy

Safe electrical installations reduce the risk of fire and electric shock.

4. Policy principles

We:

- Put the safety of customers, colleagues and visitors first in all decisions relating to electrical safety.
- Manage electrical risks proactively and transparently, taking timely action where risk is identified.

- Work in partnership with competent contractors and regulators to maintain high standards of compliance.
- Ensure clarity and honesty about our responsibilities and what customers can expect from us.

5. Aims and objectives

Aim: To ensure electrical installations and appliances under our responsibility remain safe, compliant and effectively monitored, reducing the risk of electrical harm.

Objectives:

1. Maintain full compliance with statutory and regulatory electrical safety requirements.
2. Ensure all relevant electrical installations and appliances are inspected and tested at appropriate intervals.
3. Assure the competence of contractors undertaking electrical works on our behalf.
4. Maintain accurate records to demonstrate compliance.
5. Provide effective monitoring, reporting and assurance to senior leadership and the Board.

6. Policy actions

Objective 1: Maintain full compliance with statutory and regulatory electrical safety requirements

- We will ensure electrical installations and equipment under our responsibility meet current legal and regulatory requirements, including the Electricity at Work Regulations and Building Regulations.
- We will take prompt action to remedy or make safe any electrical safety defects identified through inspection, testing or incident reporting.

Objective 2: Ensure all relevant electrical installations and appliances are inspected and tested at appropriate intervals

- We will operate a planned Electrical Installation Condition Reporting programme covering homes, offices and communal areas under our control.
- We will implement a risk-based Portable Appliance Testing programme for electrical equipment for which we are responsible, informed by relevant Health and Safety Executive guidance.

Objective 3: Assure the competence of contractors undertaking electrical works on our behalf

- We will only appoint contractors who are appropriately accredited and qualified to undertake electrical inspection, testing and works.
- We will require all electrical works to be carried out in accordance with current IET Wiring Regulations and recognised technical standards.

Objective 4: Maintain accurate records to demonstrate compliance

- We will maintain a centralised register of electrical inspection and testing activity to evidence compliance and support oversight.

Objective 5: Provide effective monitoring, reporting and assurance to senior leadership and the Board

- We will operate internal and independent assurance arrangements to monitor electrical safety compliance.
- We will report building safety compliance performance, to the relevant governance panel, or via the Executive Team, Audit and Risk Committee and Board where necessary.

7. Monitoring, reporting and review

The Executive Director of Property & Assets holds overall accountability for compliance with this policy.

The Head of Building Safety is responsible for ensuring appropriate monitoring arrangements are in place to oversee compliance.

Compliance is monitored through inspection programmes, action tracking, internal assurance reporting, contractor performance monitoring and periodic internal and external audit.

Building safety compliance performance is reported through the Keeping Our Customers Safe governance panel, with escalation through the Executive Team, Audit and Risk Committee and Board where required.

This policy will be reviewed every three years, or earlier if legislation, regulatory expectations or service delivery changes.

8. Equality, diversity and inclusion

This policy will be delivered in line with our Equality, Diversity and Inclusion Policy. An Equality Impact Assessment was completed for this policy and considered as part of the approval process.

9. Data protection

We use a risk-based approach to processing personal data to ensure that we assess any risks to privacy or to the rights and freedoms of people before commencing, commissioning or changing data processing activities. Our Data Protection Impact Assessment (DPIA) process was completed as part of the approval process.

10. Related legislation and regulations

- Electricity at Work Regulations 1989
- Health and Safety at Work Act 1974
- Landlord and Tenant Act 1985
- Building Regulations (Part P)
- Workplace (Health, Safety and Welfare) Regulations 1992
- Management of Health and Safety at Work Regulations 1999

11. Related policies and procedures

- Electrical Safety Procedure
- Fire Safety Management Policy
- Asbestos Management Policy
- Gas and Heating Management Policy
- Lift Policy
- Legionella Management Policy
- Health & Safety Management Policy
- Contractor Management and CDM Policy
- Risk Assessment Procedure
- Temporary Moves Policy

12. Customer engagement

We engaged with customers through our Repairs Forum to seek feedback on these policies. Overall, customers felt the policies were clear and comprehensive but highlighted that they can be detailed and would benefit from a more accessible summary. Feedback also emphasised the importance of clear communication about what these policies mean in practice, particularly where works may affect customers in their homes.

In response, we have made minor clarity improvements where appropriate and will develop a short, customer-friendly summary to support understanding. Feedback has been shared with relevant teams and has informed how we communicate building safety more broadly. The feedback loop has been closed with customers.

Document revision history

Date	Changes approved by	Details of changes made
Add your text here	Add your text here	Add your text here