

Report to: Housing Review Board



Date of Meeting Thursday November 13th

Document classification: Part A Public Document

Exemption applied: None

Review date for release NA

Electrical Safety Policy

Report summary:

This report presents the updated Electrical Safety Policy for Housing, which outlines East Devon District Council's approach to ensuring electrical safety across its housing stock. The policy has been revised in response to Government announcing in June 2025 changes to the Electrical Safety Standards in the Private Rented Sector Regulation. The changes include the requirement for Electrical Installation Condition Reports (EICRs) completed for all electrical installations every 5 years to tenants receiving copies of the EICRs within 28 days of the inspection being completed.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. The Housing Review Board to recommend to Cabinet that they approve the proposed Electrical Safety Policy.
2. Request from Housing Review Board that delegated authority is given to the Assistant Director for Housing (Regulatory Services) to make minor changes to policy.

Reason for recommendation:

The Electrical Safety Policy has been updated to reflect changes in Electrical Safety Standards in the Private Rented Sector Regulation and improve tenant safety in relations to the connection of electrical cookers to fixed wiring systems.

Officer: Nathan Muggeridge, Corporate Lead for Property & Assets

Portfolio(s) (check which apply):

- Assets and Economy
- Communications and Democracy
- Council, Corporate and External Engagement
- Culture, Leisure, Sport and Tourism
- Environment - Nature and Climate
- Environment - Operational
- Finance
- Place, Infrastructure and Strategic Planning

Sustainable Homes and Communities

Equalities impact: Low Impact

Climate change: Low Impact

Risk: Medium Risk; The Policy mitigates risks associated with electrical hazards through robust inspection, testing, and remedial procedures.

Links to background information: Electrical Safety Policy for Housing 2023, Council Plan

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
 - Carbon neutrality and ecological recovery
 - Resilient economy that supports local business
 - Financially secure and improving quality of services
-

Housing Repairs Policy & Awaab's Law

Background / Context

1. Electrical policy was updated and approved at the last HRB in July 25. The policy changes were required to ensure ongoing compliance with legislation and provide a clear and transparent Policy that supports robust management of Electrical Safety across our stock.
2. In June 2025, Government announced the introduction of the Electrical Safety Standards in the Private Rented Sector (England) (Amendment) (Extension to the Social Rented Sector) Regulations 2025. The new Regulation include the following changes:
 - a. Electrical Installation Condition Reports (EICR):
 - Mandatory inspection and testing of electrical installations at least every 5 years.
 - A copy of the EICR must be provided to:
 - Existing tenants within 28 days of inspection.
 - New tenants before occupation.
 - b. Portable Appliance Testing (PAT):
 - Known formally as In-service Inspection and Testing of Electrical Equipment (ISIT).
 - Applies to all electrical appliances provided by the landlord (e.g. communal areas, temporary accommodation, etc).
 - Results must be shared with tenants alongside the EICR.
 - c. Remedial Works:
 - Any required repairs identified during inspections must be completed within 28 days. This includes all Immediate Danger (C1) and Potential Danger (C2) defects.
 - d. Access and Compliance

- Landlords must demonstrate reasonable efforts to gain access for inspection and repairs.
- If access is denied, legal action may be considered to enforce compliance.

3. The timescales for the introduction of the new Regulations include:
- From 1st November 2025 the new regulations apply to all new tenancies granted on or after this date.
 - From 1st May 2026 the new regulations apply to all existing tenancies granted before 1st November 2025 and landlords have until this date to conduct the first inspection.

Repairs Policy

5. The updated Electrical Safety Policy can be viewed [here](#).
6. The Policy has been updated to reflect the above changes. The changes are not anticipated to have a significant impact on the services as the existing delivery has been aligned with best practice.
7. The implementation of the new Policy will create the following challenges:
- Resolution of all remedials within 28 days:** We currently have 242 remedials over 3 months old and this is partly due to not having a formal delivery route for these remedials; Ian Williams Limited are undertaking the work in the short term. A new Electrical Inspection and Repairs contract is currently being procured and will likely commence in Q4 25/26.
 - Issuing of EICR's:** The issuing of the EICR certificates to tenants will need to be completed manually at a rate of 15 to 20 per week.

Risks

8. The key risks associated with the proposed Policy include:

Ref	Risk	Mitigation Measure	Residual Risk
1	Access refusal by tenants, especially vulnerable individuals	<ul style="list-style-type: none"> • A No-Access Policy is being developed to address this risk and will be operational from 26/27. • Maximise the use of non-legal efforts to obtain access. 	Medium
2	Penalties for non-compliance: failure to comply can result in fines up to £40k.	Low probability of fines due to historic compliance with best practices, which aligns with the new Regulation.	Low
3	Additional commitments and no increase in funding.	Existing best practice model means these legal changes are reflected in our existing budgets.	Low

Next Steps

9. The application of the new Policy will be supported by the following next steps:

Action	When
Provide the EICR's for all new tenancies.	1 st Nov 2025
Communicate the new Policy via 'Housing Matters'.	Q3 2025
Procure the new Electrical Testing and Repairs Contract	Q4 2025
Provide the EICR's for all existing tenancies and resolve the backlog of remedial works so they are resolved within 28 days.	1 st May 2026

Financial implications:

There are no additional financial implications arising from this report.

Legal implications:

It is essential that we have an up to date and robust policy in place.
