Name of Policy: Electrical Safety Policy
(Ref: PS 32)

Purpose of Policy: To achieve compliance with the Scottish Housing Regulators Statutory Regulation Standards and to ensure that Manor Estates Housing Association meet all duties on Tenant and Residents Health and Safety compliance in relation to electrical safety.

Policy Monitoring Details	
Department	Property Services
Author	Neil Munro
Status	Group
Date SMT/Board Approval	26th August 2026
Planned Review Date	August 2029
Regulatory Outcomes Being Achieved	Regulatory Outcomes 2. Communication 4. Quality of Housing 5. Repairs, Maintenance and Improvements 13. Value for Money 14/15. Rents and Service Charges
Association Values	• Committed. To our tenants and residents' safety • Agile. We will be an agile and robust organisation • People Focussed. To ensure positive outcomes for tenants and residents • Professional. When dealing with electrical safety
Tenant Consultation Required	No
Equalities Impact Assessment	Initial

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1.0 Introduction

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1.	**Introduction**	
	1.1	The effective management of electrical safety is a fundamental responsibility of our organisation and central to our mission to provide excellent quality affordable homes and services that create safe, resilient and inclusive communities. To ensure we meet the Scottish Repairing Standard, as set out in the Housing (Scotland) Act 2006 we must ensure our properties and appliances are regularly tested and certified as being satisfactory. We recognise the risks associated with electrical installations and appliances if they are not adequately inspected, maintained, repaired and renewed and this policy will ensure we minimise any risks to our properties, tenants, residents and staff.
2.	**Aims and Objectives**	
	2.1	The aim of this Policy is to ensure the effective inspection, maintenance, and management of the fixed wiring electrical installations in our domestic and commercial properties as well as the portable electrical appliances we own. This Policy will be supported by a detailed Procedure. We will seek to ensure that the management of electrical safety fully complies with current legislation and statutory guidance and we are committed to meeting the expectations of the Scottish Social Housing Charter as follows: *"Registered Social Landlords must meet all applicable statutory requirements that provide for the health and safety of the occupants in their homes and comply with the Healthy, Safe and Secure elements of the Scottish Housing Quality Standard".*
4.	**Policy**	
	4.1	We will ensure that we: • Meet our legal and regulatory responsibilities including statutory timescales; • Develop a detailed 5-year programme that ensures all our residential, common and commercial installations have a valid EICR; • Maintain a comprehensive asset list of all appliances that require to receive Portable Appliance Testing (PAT) and ensure that this work is undertaken at the required intervals. We will: • Communicate clearly and transparently with all tenants and factored owners. • Ensure that we appoint a competent and suitably qualified contractor to undertake all works; • Maintain full and auditable records; • Provide assurance to Senior Management Team and the Board.
5.	**Legislative Information**	
	5.1	The overall aim of this Electrical Safety Policy is to ensure the effective

		inspection, maintenance, and management of electrical safety within the premises we own and manage. This Policy is informed by and complies with: • Electricity at Work Regulations 1989 • Housing (Scotland) Act 2006 and 2010 • Scottish Housing Quality Standard (SHQS) • Electrical Safety Guidance for Social Landlords • Health and Safety at Work etc. Act 1974 • Electrical Safety Standards in the Private Rented Sector (Scotland) Regulations • Management of Health and Safety at Work Regulations 1999 • ARC (Annual Return on the Charter) – electrical safety indicator