

<b>Committee:</b>	<b>Dated:</b>
Housing Management and Almshouses Sub-Committee	24/05/2021
<b>Subject: No Access Policy for Cyclical Electrical Testing</b>	<b>Public</b>
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	<b>1</b>
<b>Does this proposal require extra revenue and/or capital spending?</b>	<b>N</b>
<b>If so, how much?</b>	<b>£</b>
<b>What is the source of Funding?</b>	
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	<b>Y/N</b>
<b>Report of: Director of Community and Children's Services</b>	<b>For Decision</b>
<b>Report author: Jason Hayes, Head of Major Projects</b>	

### Summary

The City of London Corporation (the Corporation) has a responsibility to ensure that the services that our residents use, are safe and well maintained. This includes electrical services that supply power, lighting and heating in homes across the Corporation's estates.

The fixed wiring inside homes, supplying electricity, requires regular inspection and maintenance. The standard recommended under BS7671 for fixed wire inspection and testing in tenanted properties is every five years or, when a change of tenancy occurs i.e. when a property becomes void.

This proposed new policy addresses our approach to gaining access to complete a fixed wire test in properties that are difficult to access for this important safety inspection.

### Recommendation

Members are asked to:

- Approve the No Access – Electrical Safety Policy for use under the Electrical Testing Programme

## **Main Report**

### **Background**

1. Under BS7671 there is a recommendation under Approved Document P for fixed wiring to be tested and reported in the form of an Electrical Installation Condition Report
2. Regular testing ensures that the electrical wiring in homes is safe for use and that any faults identified, are rectified either at the time of the test or, where less urgent, in a follow up visit.
3. The work during a test also includes the following:
  - Installation smoke detectors to further enhance the fire safety within properties. The minimum standard for the smoke detectors is LD3 under BS5839 whereas the Corporation is committed to installing smoke detection systems to LD2 to increase the level of protection.
  - Portable Appliance Testing to white goods to ensure continued safe use.
  - Rectification of immediately dangerous situations or urgent repairs.

### **Current Position**

4. The current approach includes an introductory letter from the Corporation , a two or three letter system via the contractor with follow up telephone calls, and then a collaborative approach with Housing Management colleagues to attempt further access. There are currently no set or agreed procedures for either team to follow.
5. The process is not formalised and is at risk of interpretation or inconsistency.

### **Conclusion**

6. A No Access Electrical Safety Policy has been drafted to outline out the approach to gain access to complete this essential safety check and ensure homes remain safe. The Policy is included at Appendix 1 to this report.

### **Appendices**

- **Appendix 1: No Access – Electrical Safety Policy**

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