

# Risk Assessment: Electrical Safety Policy

## Context

This risk assessment outlines the key hazards, evaluates associated risks to ensure the safety and compliance of electrical installations within HRA properties.

## Scope

This assessment covers all HRA properties including communal areas and external installations. It considers the risks to tenants, staff, contractors, and visitors.

## Hazard Identification

- Faulty or ageing electrical installations
- Overloaded electrical circuits
- Poorly maintained or damaged wiring and equipment
- Inappropriate use of extension leads or adaptors
- Lack of regular electrical inspections
- Unqualified personnel undertaking electrical work
- Insufficient tenant awareness of electrical hazards

## Risk Evaluation

Hazard	Who Might Be Harmed	Potential Harm	Risk Level (Low/Med/High)
Faulty installations	Tenants, visitors, staff	Electric shock, fire, injuries, fatalities	High
Overloaded circuits	Tenants	Fire, equipment damage	Medium
Poor maintenance	All occupants	Electric shock, fire	High
Inappropriate use of adaptors	Tenants	Fire, electric shock	Medium
Lack of inspections	All	Unidentified faults, increased risk of incidents	High
Unqualified repairs	Tenants, staff	Unsafe installations, injuries	High
Poor awareness	Tenants	Unsafe practices, accidents	Medium



## Control Measures

1. Regular Inspection and Testing:
2. Ensure Electrical Installation Condition Reports (EICRs) are completed at least every five years, or as required by regulations.
3. Carry out Portable Appliance Testing (PAT) on communal and provided appliances annually.
4. Planned Preventative Maintenance:
5. Implement a maintenance schedule for all electrical installations.
6. Promptly address remedial works identified during inspections.
7. Qualified Personnel:
8. Engage only certified electricians for installation, maintenance, and repair work.
9. Tenant Education:
10. Provide guidance on safe use of electrical appliances and adaptation of sockets.
11. Distribute safety leaflets and display notices in communal areas.
12. Incident Reporting and Investigation:
13. Establish clear procedures for tenants and staff to report electrical faults.
14. Investigate all incidents and near-misses to prevent recurrence.
15. Documentation and Record-Keeping:
16. Maintain up-to-date records of all inspections, testing, and repairs.
17. Compliance Monitoring:
18. Regularly review policy compliance and update procedures in line with legislation.

## Legal and Regulatory Framework

The housing association must comply with the following legislation and standards:

- Electricity at Work Regulations 1989
- Housing Act 2004 (including the Housing Health and Safety Rating System)
- Landlord and Tenant Act 1985
- Relevant British Standards (e.g., BS 7671 Wiring Regulations)

## Residual Risk

With the above control measures in place, the residual risk to tenants, staff, and visitors is reduced to a tolerable level. However, regular review and ongoing vigilance are required to ensure continued safety and compliance.

## Review and Monitoring

The electrical safety policy and this risk assessment should be reviewed annually or following any significant incident, legislative change, or after major works to the electrical systems.

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