

Key Recommendations for Managing the Safety of Electrical Systems within Higher-risk Buildings



Clearly delegate responsibility for the management of electrical safety within each HRB. This process involves clear instructions and specifications, including the expected frequency of inspection and testing/continuous monitoring of all the electrical systems and the mandatory competence required of those undertaking work on the electrical system.



Regular and rigorous monitoring of the specification by technically competent persons is essential so that electrical work is completed in compliance with it and that it remains up to date with the latest electrical safety standards and processes.



Have a robust risk assessment in place that is reviewed and updated prior to any electrical work being undertaken in an HRB.



The building owner should have a procedure in place so that each occupant receives a clear explanation of the process for agreeing to any DIY electrical work.



Ensure a process is in place to manage requests for increasing electrical load demand.



An Emergency Planning document must be in place detailing what is and what is not considered an Emergency and be available for emergency services to access remotely. A plan of the electrical supply configuration must be included.



Before being permitted access to the HRB, a site-specific induction should be required for all electrical contractors and all tradespeople specifically identifying any potential hazards and firestopping.

Regular and rigorous monitoring of the electrical specification by technically competent persons is essential.



All wiring systems within communal areas of HRBs must be adequately supported throughout the length of cable run to protect against premature collapse in the event of a fire.



Selection of a dedicated Fire Risk Assessor to visit an HRB at regular intervals is necessary. The Fire Risk Assessor should be given the work schedules carried out since the last survey. This will enable the assessors to be adequately informed of the latest work to help identify any specific issues.

Social Rented Sector:

Ensure the tenancy agreement makes clear:



All notifiable electrical work undertaken within Social Housing dwellings in HRBs must be arranged by the building owner and must be completed by an electrician who meets the requirements outlined Chapter 3 of How to Manage Electrical Systems in Higher-risk buildings*



Prior to beginning any non-notifiable electrical work or directly employing an electrician in their home, the occupant must obtain written authorisation from the building owner or accountable person.

*How to Manage Electrical Systems in Higher-risk Buildings can be downloaded from: www.electricalsafetyroundtable.co.uk/downloads.aspx

Owner-occupied Dwelling:

Ensure the leaseholder agreement has specific requirements related to maintaining the safety of their electrical installation. As a minimum:



Any electrical work which could potentially create compartmentation issues between dwellings must be notified to the building owner or accountable person.



DIY electrical work must be notified to the building owner or accountable person prior to commencement.



This document has been developed to provide clear guidance to those responsible for the management and maintenance of critical electrical systems within HRBs.