

Rother Owned/Leased Accommodation

**Electrical Installation Condition Report
Policy**

October 2025

1. Introduction

This Policy outlines how Rother District Council will comply with the Regulatory Framework for Social Housing in England. With the requirement that Registered Providers must meet all applicable statutory requirements that provide for the health and safety of the occupants in their homes.

Rother District Council has an absolute duty under Section 11 of the Landlord and Tenant Act 1985 to "...keep in repair and proper working order the installations in the dwelling house for the supply of electricity".

Rother District Council aims to protect the occupiers of its properties, visitors, staff, contractors, and the general public, from the risks associated with electrical installations, so far as is reasonably practicable. This document sets out key policy objectives, performance measures and responsibilities to help protect those mentioned above from harm.

Please refer to our dedicated Repairs and Damp and Mould Policies for additional information.

2. Scope

This Policy applies to all residential properties owned or managed by Rother District Council (RDC). This Policy does not cover Portable Appliance Testing (PAT).

In this Policy 'electrical installations' means fixed electrical installations, fittings and wiring within a dwelling or within common parts of buildings.

3. Legislation

RDC intend to meet their obligations under the following legislation:

- Landlord and Tenant Act 1985 (Sections 11 and 9A)
- Health and Safety at Work Act 1974
- Management of Health and Safety at Work Regulations 1999
- Housing Act 2004
- The Electrical Equipment (Safety) Regulations 1994
- The Management of Houses in Multiple Occupation (England) Regulations 2006
- Awaab's Law – Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025 (Phase 1 effective 27 October 2025)

4. Policy Objectives

We will test all installations and produce a satisfactory EICR (Electrical Installation Condition Report) as follows:

- Every **five years** (unless required earlier by exception as noted by the EICR assessor)
- During major upgrade works where electrical installations are affected e.g., kitchen replacements
- After any significant work is carried out to the electrical installation and
- **At a change of tenancy, where deemed necessary.**

We will only accept satisfactory certification for our periodic inspections. This means any service provider must complete remedial actions (codes 1 & 2) before issuing the certification. We will ensure that EICRs are kept and administered in an electronic format via an appropriate database and linked to the relevant property record.

We will retain on file the last two EICRs for any property or building for which we are responsible. We'll produce an EICR on all newly purchased properties where we hold the duty of care upon first occupation. We'll produce an EICR at change of tenancy, apart from when one or more of the existing residents remains in occupation.

Rother District Council will appoint electrical contractors from their Approved Suppliers List who are registered with one or more of the following:

- National Inspection Council for Electrical Installation Contracting (NICEIC)
- Electrical Contractors' Association (ECA)
- National Association of Professional Inspectors and Testers (NAPIT)
- Another accredited body registered under a recognised Domestic Installer Self-Certification Scheme in compliance with Part P of the Building Regulations.

Rother District Council will only allow electricians to work on electrical installations, who:

- a. Are qualified to BS 7671:2018+A2:2022 and use the current IET model forms (Appendix 6) for certification and reporting and
- b. Hold a City & Guilds 236- Electrical Installation (or equivalent)
- c. Rother District Council will appoint suitably qualified and competent contractors to test and repair electrical installations.

Emergency electrical hazards will be made safe within 24 hours in line with Awaab's Law; coordinating with the Repairs Policy pathway.

5. Access

It's a condition of individual tenancy agreements that residents must, given reasonable notice, provide access for us to carry out works in their home. We will make reasonable attempts to gain access, and document, to carry out an EICR. Our contractors will make and attend a minimum of two appointments before referring a property back to us if access isn't gained. We will take appropriate action to ensure we meet our obligation to complete an EICR. If we're unable to gain access, we'll consider taking legal action to gain access where needed. We'll consider any special needs or vulnerabilities should this become necessary. Where legal action is taken, we'll seek to recover any costs incurred.

6. Monitoring

RDC's Housing Management Team will report compliance with this policy quarterly to Senior Leadership Team

7. Review

8. This policy will be kept under review annually and updated in light of any changes, including legislative or regulatory changes, such as Awaab's Law shown in Appendix 1.

Appendix 1.

Diagram 1: Awaab's Law Process Flow
NB: Does not include renewed and further investigation timeframes

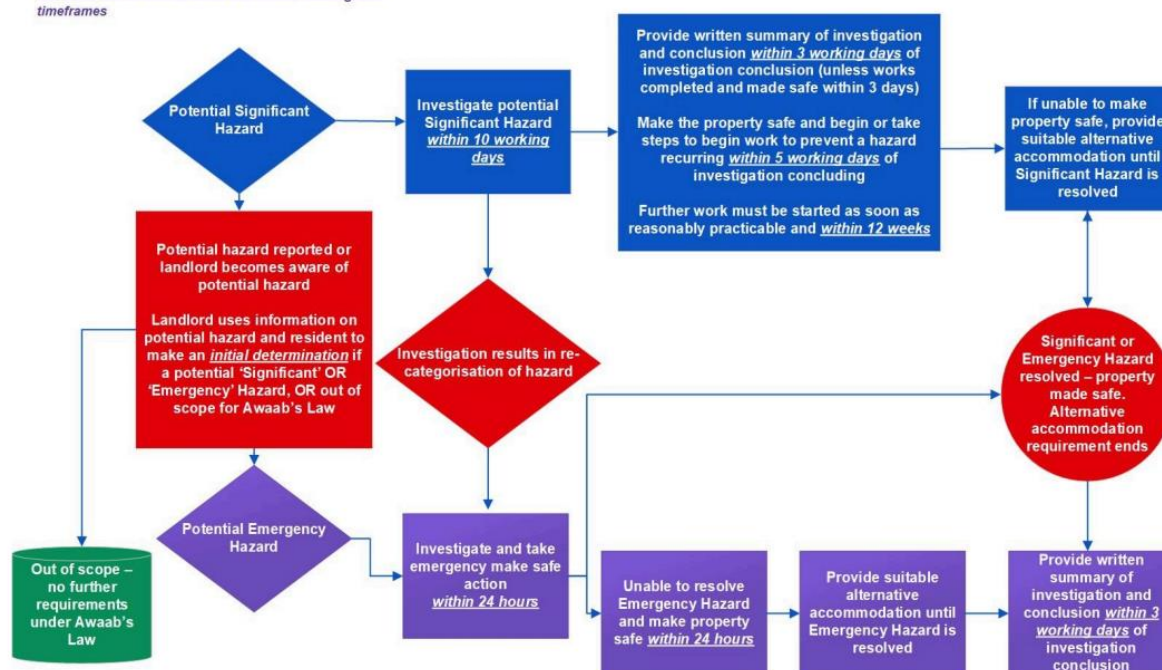


Diagram 1 provides a simplified overview of the process and timeframes under Awaab's Law for addressing significant or emergency hazards. It does not include renewed and further investigations. For full details, please refer to the relevant sections of the guidance.

In line with Awaab's Law and its phased implementation, the Council will review and update this Repairs Policy annually to incorporate all additional hazards as they become legally prescribed. From 2026, this will include hazards such as excess cold and heat, falls, structural integrity issues, fire safety, electrical safety, and hygiene/food safety. By 2027, the policy will extend to cover all remaining Housing Health and Safety Rating System (HHSRS) hazards, except overcrowding. These updates will ensure that our repairs and maintenance processes remain fully compliant with statutory requirements and continue to protect the health, safety, and wellbeing of our tenants.