

Briefing note – 12th March 2019: Electrical testing in Council houses

Testing of electrical wiring installations in Council houses is currently carried out on a ten year cycle.

The Housing Maintenance service has recently had an audit of electrical testing and compliance. This has involved checking the electrical certificates we hold for every property.

We should have records of electrical inspections for all properties, and our current programme is to test all properties at least once every ten years. Some may be tested more often if the property is vacated and prepared for relet.

In auditing records, we have identified

	Number of Properties
Properties without any details or dates of previous electrical inspections	1295
Properties where an electrical inspection has not been undertaken in the last 10 years	306

Properties where we have records, but they have not been tested in the last ten years, are due to the team having not ordered enough inspections in recent years or changes in contractor and appropriate certificates have not been received.

Where we have no details or dates, we cannot be certain when the property was last inspected, and changes in staff make it very difficult to investigate how this has happened. This does indicate a systems failure in the service, which we need to remedy to ensure records are properly kept in future, in order to assure our tenants of our compliance on this.

It is proposed that the work required to complete the backlog of electrical inspections is carried out in 2019/20. The backlog would be completed by our contractor TSG Building Services. This will ensure all of our properties have had electrical inspections the last ten years, subject to access to properties.

An additional budget allocation of £208,000 is required to complete this work.

(There are around 1600 properties at cost of around £130 each = £208,000. This estimated cost includes an allowance for urgent repair works that may be identified when the electrical test is completed).

Now that the electrical inspections records have been reviewed we have an accurate database to work from. This will be maintained and kept up to date by dedicated officers. Data will be input into the Asset Management system ready for migration to the new Housing ICT system next year.

Will Barfield, Asset Manager