

| | |
|---|------------------|
| Request for information (Freedom of Information (Scotland) Act 2002 <input checked="" type="checkbox"/> Environmental Information (Scotland) Regulations 2004 <input type="checkbox"/> | FOI – 001 |
|---|------------------|

Details of request:

See questions set out in the answer

Answer: Answered in full; No info withheld/lacking/redacted

1. Do you currently carry out electrical safety inspections across your social housing stock?
 - a. Yes, across all our housing stock (go to question 3)
 - b. Yes, but only across part of our housing stock (go to question 3)
 - c. No (go to question 2)

ANSWER = (a) Yes

2. Why don't you carry out regular electrical safety inspections?
 - a. Not a legal requirement
 - b. Cost prohibitive
 - c. Too disruptive to tenants
 - d. Don't have the time
 - e. Don't know how to go about it
 - f. Other (specify)

Go to question 7

3. How often do you carry out these inspections?
 - a. Every 5 years
 - b. Every 10 years
 - c. On change of tenancy
 - d. During home improvements (e.g. fitting of new kitchens)
 - e. Other, please specify

ANSWER = Every 10 years and on change of tenancy

4. How do you find the electrician that carries out these inspections for you?
Through a trade or certification body (SELECT, SJIB, NICEIC, NAPIT)
 - a. Online web search
 - b. Local advertising media
 - c. Recommended by someone/organisation
 - d. Social media
 - e. Don't know/Don't remember
 - f. Other – please specify

ANSWER = Usually the check is part of a bigger contract, e.g. renewing consumer units, kitchens etc., so we ensure the contractor has a proper electrician, either directly employed or through an approved sub-contractor. The contractor is let through proper channels.

5. Do you carry out any form of interim visual inspection for electrical defects on your properties?
Yes, across all our housing stock (go to question 6)
 - a. Yes, but only across part of our housing stock (go to question 6)
 - b. No (go to question 7)

ANSWER = There are interim visual checks on change of tenancy, as well as upon request by any tenant to us.

6. How often do you carry out these interim visual inspections?
 - a. Every year
 - b. On change of tenancy
 - c. During home improvements (e.g. fitting of new kitchens)
 - d. Other, please specify

ANSWER = There are interim visual checks on change of tenancy, as well as upon request by any tenant to us.

7. Do you provide any White Goods (e.g. fridge freezers, washing machines etc) as part of your tenancy agreements?
 - a. Yes (go to question 8)
 - b. No (go to question 9)

ANSWER = We only provide a microwave in one HMO that we have. It is PAT tested every year. No other electrical goods are supplied to our tenants.

8. Do you have any systems in place for checking whether the White Goods you supply may become subject to a product recall?

- a. Yes
- b. No

ANSWER = We register the purchase of the microwave with the seller/manufacturer.

9. Are Residual Current Devices (RCDs) fitted in your properties?

- a. Yes, across all our housing stock
- b. Yes, but only across part of our housing stock
- c. Unsure
- d. No

ANSWER = We have them in all of our housing stock. We have two sites of properties: one with 73% on the stock has them on the socket circuits; the other site has new consumer units with them across all circuits. We are upgrading the consumer units on the first site in 2020 and 2021.

10. Do you provide advice to tenants regarding electrical safety and how to manage electrical risk in their homes?

- a. Yes (go to question 11)
- b. No (go to question 12)

ANSWER = Yes - at the start of the tenancy in the Tenant Handbook and 'Moving-in Checklist.' We also have articles from time to time in our newsletters. We supply the one microwave with the user manual.

11. Please specify which advice you provide.

- a. Information provided at start of the tenancy
- b. Leaflets provided or made available
- c. User manuals provided for all appliances included as part of the tenancy
- d. Promote details on social media and online channels
- e. Other, please specify

ANSWER = Yes - at the start of the tenancy in the Tenant Handbook and 'Moving-in Checklist.' We also have articles from time to time in our newsletters. We supply the one microwave with the user manual.

12. What, if anything, would you like to see happen with electrical safety regulation in the social housing sector?
- a. Stay the same
 - b. Change to a mandatory regime, similar to requirements in the private rented sector (i.e. mandatory 5 yearly inspections of installations and any appliances provided as part of a let and RCDs fitted in consumer units)
 - c. Undecided

ANSWER = In general we are happy with the high standard in our RSL and it is likely most RSLs also are at a similar level of cover. The main issue we have is getting access to carry out inspections - this can be hard to get 100% cover hence we often tie such checks in with our programmed work such as kitchen or bathroom renewals, so that the tenant is likely to provide access, as they are keen to have the relevant upgrade. Having a mandatory 5 year cycle could mean we cannot tag the inspection along with another programme and then we have the access issue. So perhaps put as 'undecided' but not because we don't believe in good quality electrical equipment, service and safety.

We feel we have a good level of cover and a very responsive repairs service for any electrical repairs reported by our tenants or identified by ourselves. We have a very low turnover (less than 4% pa). For these reasons we are comfortable with our 10 year inspection cycle and checks when void. Our normal electrician also gives us any feedback on any issues that are going to affect other properties. In Edinburgh we were forced to take over stair-lighting from the Council 2-3 years ago and we had each stair installation checked thoroughly and a certificate issued, and repairs/replacement done. This reassured us a lot.

PS all our properties have the isolator switch between the meter and the consumer unit, which we specially organised some years ago through Scottish Power. At some considerable effort and cost, we have 100% coverage with this very useful piece of kit. When we had our last big consumer unit renewal programme on the 73% of our stock, we also got our electricians to check on the main fuses provided by SP and this revealed a small number of cases where more work by them (SP) was required, which was organised and done by them (SP) - we made sure they went back to everyone referred.

ENDS