



Regulator of Social Housing

Annex 1: Electrical Safety Checks TSM

Consultation on an Electrical Safety Checks

TSM

11 June 2026



BS06- Electrical Safety Checks

TSM	Proportion of homes for which all required electrical safety checks have been carried out
TSM calculation	<p>A. Number of dwelling units owned for which all required electrical safety checks were carried out and recorded as at year end.</p> <p>Divided by:</p> <p>B. Number of dwelling units owned for which electrical safety checks were required to have been carried out as at year end.</p> <p>Multiplied by 100</p>
Stock types included	LCRA and LCHO stock only (combined). For this TSM, this includes all such units that require electrical safety checks for the dwelling, and all such units served by communal or other relevant parts that require electrical safety checks.
Further requirements	<p>In order to report that all required electrical safety checks were carried out for a particular dwelling unit, providers must ensure that all statutory obligations in relation to carrying out electrical safety checks relating to this unit were met, all physical checks had taken place and that these were appropriately recorded.</p> <p>Electrical safety checks include inspections, testing and investigative work that relate to the electrical safety of electrical installations or electrical equipment provided by the landlord as part of the tenancy.</p> <p>Statutory obligations in relation to carrying out electrical safety checks include statutory obligations for keeping electrical safety checks up-to-date, but not the completion of remedial actions that may be identified in electrical safety checks. Although this TSM does not measure remedial actions, providers must of course ensure that these are carried out as required.</p> <p>Electrical safety checks relating to a dwelling unit include all checks required both for the dwelling and on any communal or relevant part that serves the dwelling. For example, if an electrical safety check is required on an electrical installation that serves a number of relevant dwelling units, providers must ensure that this check is carried out to be able to report compliance for these units.</p>

Statutory obligations for electrical safety checks include the requirements for inspection and testing of installations and equipment as set out in the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020 (as amended). For the purposes of calculating the TSM, installations and equipment in communal areas must meet the same requirements for inspection and testing as those within dwellings as set out in these regulations, irrespective of whether the requirements of these regulations strictly apply to these communal areas or not. This means, for example, an electrical installation in a communal area serving a block of flats must meet the requirements for inspection and testing that apply to any installations within dwellings (including the same maximum time period between checks), in order to be able to include any relevant dwellings within this block of flats in Part A of the TSM calculation.

For the purposes of this TSM, dwelling units for which all required electrical safety checks were not carried out as at year end must not be counted within item A of the TSM calculation, even if the reason for this concerned an inability to gain access to the dwelling unit (or a communal or other relevant part). For the avoidance of doubt, 'statutory obligations' above refers to the obligations as they would have applied if access were not prevented.

If multiple electrical safety checks were required for a dwelling unit (e.g. both on an electrical installation and electrical equipment) providers must have ensured that all these checks were carried out in order to report compliance – dwelling units must not be double counted in either part A or B of the TSM calculation.

Providers must determine what statutory obligations with respect to electrical safety checks apply to any vacant LCRA or LCHO dwellings and reflect these in the calculation of this TSM. If any vacant LCRA or LCHO dwellings were served by communal or related parts requiring an electrical safety check, these dwellings must be included in reported compliance with respect to required checks on these communal or related parts for the purpose of calculating this TSM.

The calculation of this TSM must reflect all electrical safety checks that relate to dwelling units owned by the provider, including checks for which a third party is responsible. These may include, for example, checks on an electrical installation in a building owned by a third-party landlord, which serves LCRA and/or LCHO units owned by the provider. In these circumstances, a dwelling unit must not be counted within item A of the TSM calculation if the provider was not able to obtain evidence or otherwise make sure that required checks on communal or other parts that serve the dwelling were carried out.

	<p>This TSM must reflect the compliance position at the end of each reporting year. Subject to statutory obligations, it may reflect electrical safety checks conducted within the current reporting year or previous reporting years.</p>
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