



Regulator of Social Housing

Annex 3: Regulatory and equality impact considerations

Consultation on electrical safety checks TSM

11 June 2026



Introduction

1. This document summarises our considerations of the regulatory and equality impacts of the proposed introduction of the electrical safety checks TSM.
2. When revising our proposals in response to consultation responses, we have considered the regulatory and equality impacts of these changes. We have also considered feedback we received about whether there might be any regulatory impacts or impacts on people who share protected characteristics which were not adequately reflected in the original document.

Regulatory impacts

3. The proposed electrical safety checks TSM would, in effect, require landlords to collect, process and publish additional information, and (for large landlords) submit additional information to the regulator.
4. This means there are likely to be some costs to landlords, such as transitional costs of reading and understand the specific requirements of the proposed TSM, disseminating the information through organisations and updating processes and systems. However, overall we have considered that the costs to the sector of introducing the proposed TSM are likely to be minimal. This is noting the following in particular:
 - broadly speaking, we consider that the information that landlords would be required to collect would be information that they would reasonably be expected to hold in ensuring they are meeting their legal health and safety obligations,
 - the common requirements and timeframes for the collection, processing, publication and submission of the proposed TSM will be the same as the existing suite of TSMs, and
 - the specific requirements of the proposed TSM would broadly mirror those for the existing building safety TSMs (which should similarly be generated from the landlord's management information).
5. In considering this we have had the benefit of having conducted a regulatory impact assessment when preparing for the introduction of the suite of TSMs in 2023.¹ The government also considered the impact of electrical safety checks

¹ [Consultation on the introduction of tenant satisfaction measures - GOV.UK](#)

in the social rented sector as part of its own impact assessment of the Social Housing (Regulation) Bill.²

6. In view of the above we have judged that it would not be proportionate for us to undertake a full regulatory impact assessment of the introduction of our proposed electrical safety checks TSM.

Equality impact

7. We have considered that the proposed introduction of the electrical safety checks TSM could have a positive impact on equality of opportunity for relevant groups which are disproportionately represented in social housing. This is because it will provide tenants with further transparency, and support tenants in holding their landlords to account, in relation to building safety. It will also provide a further source of intelligence to help the regulator drive improvement in how landlords operate in this area to achieve better outcomes for tenants.
8. Specific aspects of the proposed TSM that are intended to support transparency and accountability include that the TSM:
 - has been designed to be similar to other building safety TSMs, allowing for a broadly consistent and clear set of measures;
 - relates to all statutory obligations in relation to carrying out electrical safety checks (as opposed to being limited to checks required by a specific piece of legislation);
 - in relation to each relevant home it would also capture electrical safety checks that relate to relevant communal or other parts of the building that the home is in, including checks for which a third party is responsible; and
 - it makes clear that unless all required electrical safety checks have been carried out in relation to a home, they cannot be reported as having been carried out for the TSM, even if the reason for this concerned an inability to gain access.

² <https://bills.parliament.uk/publications/46714/documents/1906>