



ELECTRICAL INSTALLATION CONDITION REPORTS

BUILDINGS MAINTENANCE COMMITTEE

PAPER C

8 SEPTEMBER 2025

This report is to provide Committee Members with information regarding the requirement to ensure that the electrics in the assets that VTC manages are safe and compliant with legislation.

1) BACKGROUND

- i. The Electricity at Work Regulations 1989 and Health and safety at Work act 1974 require that employers and commercial landlords ensure that electrical systems are safe and maintained
- ii. The usual approach to comply with the regulations is to conduct regular Electrical Installation Condition Reports (EICRs). The regularity depends on the risk factor of the assets in question. Generally the suggestion is that checks are carried out every 3-5 years.

2) PAST PRACTICES

- i. VTC appear not to have not had EICRs conducted in recent years, with the following notes on past reports listed below:
- ii. Ventnor Park (including the Putting Green Kiosk, Bandstand and Public Toilets) has an EICR dated 21st April 2025 following substantial works to the electrical systems there. This report recommends that a further EICR is undertaken by 25th March 2027.
- iii. Central Car Park toilets had an EICR dated 29th July 2022, which contained a recommendation that another is conducted within 3 years of that date.
- iv. Salisbury Gardens last had an EICR conducted on 25th November 2020, with a recommendation that a further inspection is undertaken by 29th October 2026.
- v. There is historic documentation from approximately 6 years ago for some other assets.

3) SUGGESTED COURSE OF ACTION

- i. It is suggested that VTC should have EICRs conducted at Shore Road toilets, Eastern Esplanade toilets, Central Car Park toilets, Ventnor Central, Boniface Fields, the First Aid Hut, and the supply for the Christmas Tree in Spring Hill Gardens.

4) RECOMMENDATIONS

Members are recommended to:

Note the legal requirement to ensure that electrical systems are safe and maintained, and instruct officers to seek quotations from registered engineers to conduct EICRs at all sites listed above. These quotations to be brought to the next Buildings Maintenance Committee meeting for consideration.