

CATEGORY 1: HEALTH & SAFETY GOVERNANCE & COMPLIANCE

Case Study 1: Fixed Wire (EICR) Compliance Audit & Risk Remediation

AUTHOR & CONSULTANCY OVERVIEW

Lead Consultant: Principal H&S & Compliance Specialist (GradIOSH, MIIRSM, NEBOSH Dip, ISO Lead Auditor)

Practice: St George Consultancy Services | **Web:** <https://stgeorgeconsultancy.co.uk>

1. The Client & Challenge

A multi-tenant commercial estate and industrial facility management operator received an Unsatisfactory Electrical Installation Condition Report (EICR) following a periodic inspection of their high-voltage and low-voltage distribution infrastructure. The inspection identified extensive non-compliances, including multiple C1 (Danger Present), C2 (Potentially Dangerous), and FI (Further Investigation Required) observation codes across several key distribution boards.

- **Sector:** Commercial Property & Industrial Facilities Management.
- **Scope:** 4-storey commercial office building with integrated warehousing.
- **Initial Status:** Failed EICR certificate threatening operational licenses and tenant occupation.

2. The Risk & Problem

The primary risks stemmed from immediate electrical safety hazards, regulatory breach under the Electricity at Work Regulations 1989, and potential loss of insurance cover. The facilities management team faced aggressive contractor upsells with vague remediation costs exceeding tens of thousands of pounds.

- **Life Safety & Fire Risks:** C1 and C2 codes represented exposed live parts, inadequate earthing/bonding, and severe thermal overloading.
- **Statutory Enforcement:** Risk of Improvement or Prohibition Notices from the HSE under the Health and Safety at Work etc. Act 1974.
- **Commercial Paralysis:** Impending expiry of tenant leases due to uncertified electrical distribution infrastructure.

3. The Technical Solution

St George Consultancy Services carried out an independent, high-level technical audit of the third-party EICR report, translating complex engineering jargon into an actionable risk remediation framework.

- **Independent EICR Audit:** Evaluated observation codes against BS 7671 (IET Wiring Regulations) to eliminate unnecessary contractor scope inflation.
- **Prioritized Remediation Matrix:** Categorized rectifications into critical immediate (C1/C2) vs scheduled maintenance (C3).
- **Scope of Works Specification:** Authored a tight competitive tender document for electrical remediation contractors.
- **Verification & Sign-off:** Conducted post-rectification desktop and on-site physical checks to verify proper testing, R1+R2 values, Zs limits, and Electrical Installation Certificates (EICs).

4. The Results & Business Value

The intervention transformed a high-risk statutory liability into a fully compliant, audit-ready electrical safety asset while achieving substantial financial savings.

- **100% Statutory Compliance:** Achieved a clean, Satisfactory EICR certificate compliant with BS 7671 and the Electricity at Work Regulations.
- **35% Cost Reduction:** Saved the client over £14,000 by eliminating unjustified remedial quotes and re-classifying non-critical findings.
- **Zero Downtime:** Coordinated phased out-of-hours remedial works to eliminate tenant operational disruption.
- **Governance Standard:** Established an annual electrical inspection log incorporated into the client's central ISO 45001 safety management system.