



## Key Results

# 75%

Significant Reduction  
in Electrical Fault  
Reports

# 100%

Full Compliance EICR

# 90%

Improved Tenant  
Satisfaction

# 100%

Emergency Lighting  
Coverage



## LJR Group's Offering

- **Electrical Safety Inspections & EICR Testing**
- **Full Electrical Rewiring & System Upgrades**
- **Emergency Lighting & Fire Safety Electrical Installations**
- **Compliance Assurance & Ongoing Support**
- **Energy-Efficient Electrical Upgrades**

[www.ljrgroup.co.uk](http://www.ljrgroup.co.uk)

# Electrical Safety & Compliance Upgrades for Home Group.



## Customer Background

Home Group is one of the UK's largest housing associations, managing a portfolio of over 55,000 properties across England and Scotland. Established with a mission to provide safe, affordable housing, Home Group supports a diverse range of residents, including families, individuals, and those requiring supported living solutions.



## Challenges Faced

### Aging Electrical Systems & Safety Risks

- Many Home Group properties had outdated electrical infrastructure that no longer met modern safety standards.
- Electrical components, including consumer units and wiring, were worn out, posing fire and safety hazards.
- Lack of Residual Current Devices (RCDs) increased the risk of electric shocks and system failures.

### Minimising Disruptions to Tenants

- The majority of properties were occupied, making access and work scheduling complex.
- Electrical work often required power shutdowns, which could inconvenience residents.
- Coordinating with tenants to ensure minimal disruption while carrying out essential upgrades was a logistical challenge.

### Compliance with EICR & Housing Regulations

- Several properties failed EICR (Electrical Installation Condition Report) inspections, requiring immediate intervention.
- Meeting BS 7671 IET Wiring Regulations and BS 5266-1 Emergency Lighting Standards within strict project deadlines added pressure.
- Ensuring all remedial work met legal safety standards while staying within budget constraints was a key challenge.

### Managing Large-Scale Electrical Upgrades

- The project involved multiple properties across England and Scotland, requiring efficient resource allocation.
- Coordinating teams across different locations to complete the work within a set time-frame was complex.
- Unexpected electrical faults and site-specific issues led to additional work beyond initial assessments.

### Energy Efficiency & Future-Proofing Electrical Systems

- Home Group required energy-efficient solutions, but many properties lacked the necessary infrastructure.
- Installing modern LED lighting, smart meters, and efficient appliances required additional planning.
- Balancing sustainability goals with compliance requirements while maintaining cost-effectiveness was a challenge.



"LJR Group provided an outstanding service, delivering electrical upgrades that met compliance standards while ensuring minimal disruption to tenants. Their proactive approach helped us future-proof our properties and improve overall tenant safety."

— Compliance Manager,  
Home Group

LJR Group



"The LJR team worked efficiently to bring our properties up to EICR compliance. Their expertise in rewiring, emergency lighting, and energy-efficient solutions has made a noticeable impact."

— Senior Maintenance Officer,  
Home Group



## The Solution

### Aging Electrical Systems & Safety Risks

- Conducted comprehensive EICR assessments to identify and prioritise high-risk properties.
- Rewired outdated electrical systems and installed modern consumer units with RCD protection.
- Upgraded electrical infrastructure to comply with BS 7671 IET Wiring Regulations.
- Replaced faulty wiring and outdated components to eliminate fire and shock hazards.

### Minimising Disruptions to Tenants

- Scheduled work in phases to reduce inconvenience for residents.
- Provided advance notifications and coordinated with tenants for smooth access.
- Completed electrical upgrades during tenant-friendly hours to minimise disturbances.
- Ensured rapid project execution with highly trained teams to reduce downtime.

### Compliance with EICR & Housing Regulations

- Prioritised properties that failed EICR inspections to meet compliance deadlines.
- Ensured full compliance with BS 7671 IET Wiring Regulations & BS 5266-1 Emergency Lighting Standards.
- Conducted detailed post-upgrade inspections to verify legal and safety standards were met.
- Worked within budget constraints while maximising the scope of compliance upgrades.

### Managing Large-Scale Electrical Upgrades

- Deployed multiple teams to work across different locations simultaneously.
- Used real-time tracking and project management systems to monitor progress.
- Maintained a contingency plan to address unexpected electrical faults.
- Held regular progress meetings with Home Group to ensure smooth execution.

### Minimising Disruptions to Tenants

- Installed LED lighting, smart meters, and energy-efficient appliances to reduce power consumption.
- Balanced sustainability goals with cost-effectiveness, ensuring long-term savings.
- Integrated smart energy monitoring solutions for improved energy management.
- Designed future-proof electrical systems, reducing the need for frequent maintenance.