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# Maintenance Case Study: Beaverbrooks

*Producing an electrical installation  
testing plan as part of planned  
maintenance schedule*



# Plan to stay compliant

Planning ahead with one of our retail customers to ensure they remain compliant with their electrical testing.

*“We have a great relationship with JCW and value their dedication and diligence in ensuring our stores are safe and all of our equipment functioning correctly. Nothing is more important in our business than our customers and people. Beaverbrooks work closely with all our service providers to ensure we are fully compliant and our premises maintained to the highest possible standards.*

*As a responsible business, creating safe, welcoming environments is very much front of mind in our Property Team and JCW have a great track record in going above and beyond to get things done”*

Property Manager, Beaverbrooks



With the launch of our most recent eBook – A Guide to Electrical Compliance and Testing, the subject is a hot topic in our offices. The guide explains about the importance of planning ahead with regard to electrical testing and how the regulations have been formed to keep building managers and landlords compliant with the Health and Safety at Work Act 1974 and the Electricity at Work Regulations 1989.

In this Case Study we have chosen to look at one of our forward-thinking customers and how they plan ahead with regard to electrical testing within their retail stores.



## The Client

This client is just one year off celebrating its centenary and to this day remains a family owned business. From three brothers moving to Belfast to pursue their dream of selling jewellery, Beaverbrooks has come a long way from those humble beginnings.



Today they have 70 stores in the UK with a team of over 900 people. Beaverbrooks has instigated a number of initiatives over the years to support their communities and since the year 2000 have donated £9million to charity.

The company's ethos has always been to 'enrich lives', not only by curating a beautiful range of jewellery and watches but also through their dedication to charity work and investment in their staff. Beaverbrooks make an excellent example to other organisations because of their ethos and also because of the importance they place on the safety and well being of their staff and customers.

## The service we provide

We have worked with Beaverbrooks for over 10 years providing them with mechanical and electrical planned and reactive maintenance services, such as:

- HVAC Maintenance
- Mechanical Maintenance
- Electrical Testing
- Life Safety System Testing and Monitoring
- Statutory Compliance
- Roller Shutter Checks

We provide Beaverbrooks with a dedicated Account Manager who work closely with their property team, ensuring that their portfolio is well maintained and remains compliant.

As part of the planned maintenance schedule together we have produced an electrical installation testing plan which takes us to 2024. This plan is simply to conduct periodic electrical inspection on every store, every 5 years which are the recommended requirements under the Electricity at Work Regulations 1989.

# What are periodic inspections?

This report is not valid if the serial number has been defaced or altered

**ELECTRICAL INSTALLATION CONDITION REPORT**

Based in accordance with British Standard BS 7271, Requirements for Electrical Installations by an Approved Contractor or Competent Body certified with NICEIC, Electrical Safety, Kingston Hill Park, Kingston upon Thames, Middlesex, UK

**A. DETAILS OF THE CLIENT**

Client: \_\_\_\_\_ Address: \_\_\_\_\_

**B. PURPOSE OF THE REPORT** This report must be used only for reporting on the condition of an existing installation.

Purpose for which this report is required: \_\_\_\_\_

Date on which inspection and testing were carried out: \_\_\_\_\_

**C. DETAILS OF THE INSTALLATION**

Disposer: \_\_\_\_\_ Address: \_\_\_\_\_

Estimated age of the electrical installation: \_\_\_\_\_ years

Classification of premises: \_\_\_\_\_

Existence of alterations or additions: \_\_\_\_\_

If the substance age: \_\_\_\_\_ years

Date of previous inspection: \_\_\_\_\_

Records of installation available: \_\_\_\_\_

**D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING**

Extent of the electrical installation covered by this report: \_\_\_\_\_

Agreed limitations (including the reasons, if any, on the inspection and testing): \_\_\_\_\_

Operational limitations (including the reasons (see page No. 1)): \_\_\_\_\_

**E. SUMMARY OF THE CONDITION OF THE INSTALLATION**

General condition of the installation (in terms of electrical safety): \_\_\_\_\_

Summary of the condition of the installation (continued on additional pages): \_\_\_\_\_

Overall assessment of the installation: \_\_\_\_\_

As 'Satisfactory' assessment indicates that dangerous and/or potentially dangerous conditions have been identified.

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2)

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This report is based on the model forms shown in Appendix B of BS 7271. Published by Carlinus LLP. Carlinus LLP operates the NICEIC brands. Copyright Carlinus LLP May 2013.

Please use the 'Notes for Recipients'

A periodic inspection confirms, as far as reasonably practicable, whether the electrical installation is in a satisfactory condition for service or not. The inspection should identify any condition, damage, deterioration or defect which may result in danger.

## Electricity at Work Regulation 621.1 explained

Regulation 621.1 states that "where required, periodic inspection and testing of every electrical installation shall be carried out in accordance with regulations 621.2 to 621.5 in order to determine as far as reasonably practicable, whether the installation is in a satisfactory condition for continued service".

This regulation relates to electrical installations which are not newly built or altered. In this case a periodic inspection is to be carried out. Together with visual inspection it consists of a full inspection and testing procedure and is followed by the completion of the Electrical Installation Condition Report (EICR).

## The Plan

Although the plan may sound simple, there is a lot of planning involved in conducting a full periodic inspection on a retail store to ensure the minimal disruption. All visits are booked in with the store and the staff are made aware of any potential disruption. The engineers work with the staff to ensure that any disruption is kept to the minimum. We will carry out a full visual inspection of the electrical installation, including an internal inspection of 10% of the accessories, supplemented by a sample 20% test of the circuits.

*"It is important to ensure that premises are fully compliant to ensure the safety of the public and staff members. Working with Beaverbrooks on their planned preventative electrical testing is just one of the services we provide in ensuring their compliance remains up to date."*

*Accounts Manager | JCW*

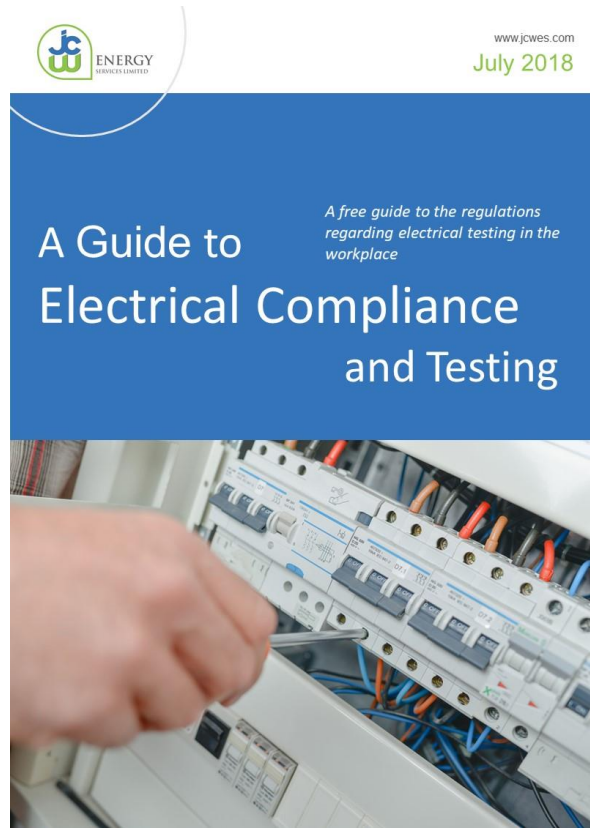




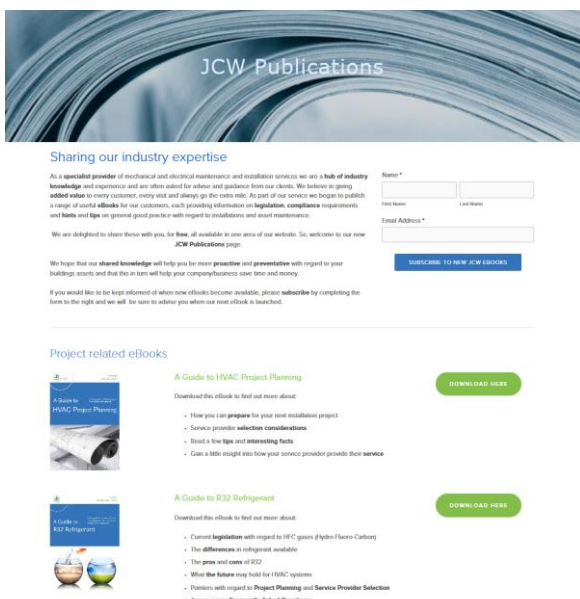
# Conclusion

Electrical testing and compliance maybe just one aspect of the service we provide to Beaverbrooks but it is no doubt one of the most important ones. In the UK, it is reported that 25 deaths occur annually due to an electrical related accident and nearly 1,000 accidents result in injury. Poor maintenance and carelessness are the main causes and a simple electrical testing programme will reduce the risk considerably. To find out more about your responsibilities with regard to electrical testing, you can download our eBook – A Guide to Electrical Compliance and Testing by clicking the image.

We are delighted to continue to work closely with Beaverbrooks in maintaining their property portfolio, ensuring they remain compliant and helping keep their customers and staff safe in their stores.



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## About JCW Energy Services Limited

We provide complete project management, installation, in house maintenance and tailored managed solutions to a broad range of clients across the UK.

We are a national mechanical and electrical building service provider, offering integrated planned preventative as well as reactive maintenance services across all property portfolios.

Although JCW Energy Services Limited in its current form is a relatively new company, the group has history within the industry dating back to 1903.

Today JCW is in a unique position where it not only employs nearly 200 dedicated staff but also can offer mechanical and electrical services with an equal amount of engineers within each discipline. This means that we can self deliver hard services nationally through our mobile engineering workforce as well as provide full project management and installation services through our network of six offices.

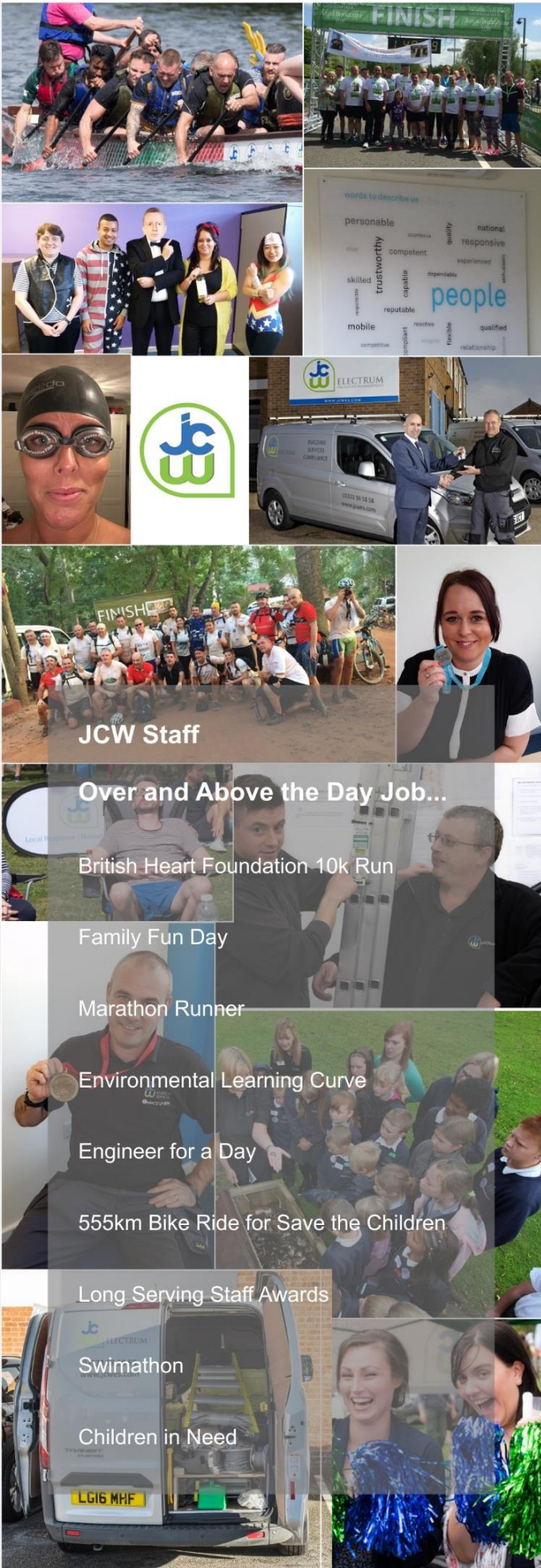
Our offices are strategically placed and take ownership of their areas customers to provide a fast, reliable, local service. Our engineers are fully qualified, have a wealth of experience, are accommodating and genuinely care about the work they conduct and the service they provide.

## Contact us

www.jcwes.com

03333 58 58 58

enquiries@jcwes.com



JCW Staff

Over and Above the Day Job...

British Heart Foundation 10k Run

Family Fun Day

Marathon Runner

Environmental Learning Curve

Engineer for a Day

555km Bike Ride for Save the Children

Long Serving Staff Awards

Swimathon

Children in Need