

The hidden compliance gap in distribution board maintenance

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Many FM providers unknowingly falling short of SFG20 requirements.

A significant number of facilities management providers across the UK are unknowingly failing to meet required maintenance standards for electrical distribution boards, according to industry experts.

The issue centres around SFG20 44-07 requirements, which mandate specific 6-monthly checks for distribution boards – checks that many FM providers mistakenly believe are covered by their regular EICR (Electrical Installation Condition Report) inspections.

“This is one of the most common misunderstandings we encounter in the industry,” explains Shaun Caddick, Business Director at [PTSG](#). “There’s a widespread belief that standard EICR inspections satisfy the need for these regular distribution board checks, but they’re actually entirely separate requirements.”

According to Shaun, the 6-monthly checks required by SFG20 44-07 include visual inspections for physical damage, verification of proper labelling, checking protective devices, identifying overheating issues, and ensuring overall functionality of distribution boards.

“These regular inspections serve a different purpose than the more comprehensive EICR tests,” Shaun continues. “They’re designed to catch potential issues before they develop into serious problems, ensuring electrical systems remain safe and compliant between the less frequent fixed wire tests.”

Major FM providers are beginning to recognise this oversight in their maintenance programmes and have already begun implementing dedicated distribution board checks across their contracts.

The response comes as FM providers increasingly realise the potential risks of non-compliance, which range from safety concerns to contractual breaches where SFG20 adherence is specified.

"Many contracts specifically require maintenance to be delivered to SFG20 standards," notes Shaun. "If you're not conducting these 6-monthly checks, you're technically not fulfilling that contractual obligation, which creates risk both from a safety and commercial perspective."

The good news, according to PTSG, is that implementing proper distribution board checks doesn't need to be overly complicated or expensive.

"It's a relatively straightforward process once you understand the requirements," Shaun continues. "The key is recognising that this is a separate maintenance task from your EICR inspections and ensuring it's properly scheduled and documented."

PTSG is currently working with several major FM providers to implement dedicated distribution board maintenance programmes that bring their operations into full compliance with SFG20 standards.

"For any FM provider managing multiple sites, I'd recommend reviewing your current maintenance schedule to confirm if dedicated 6-monthly DB checks are already included," advises Shaun. "If not, it's worth addressing quickly, especially if your contracts specify SFG20 compliance."

As the industry continues to focus on compliance and safety standards, addressing gaps like this becomes increasingly important for FM providers looking to deliver best-in-class service while managing risk effectively.

DON'T RISK NON-COMPLIANCE: Contact PTSG today for an immediate assessment of your distribution board maintenance programme. Email info@ptsg.co.uk or call 01977 668 771 to speak with an expert.