

NAPIT

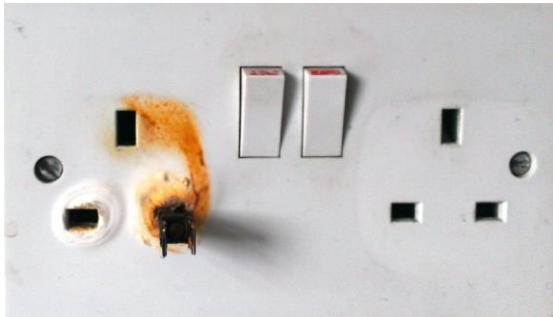
Birmingham National HMO Network

Ian Halton

Electrical Safety in the Private Rented Sector



On average, more than 3,000 people each year are admitted to hospital as a result of an electric shock



Around 10% of domestic fires in Great Britain were caused by electrical distribution systems (household wiring etc.)

16% of renters have experienced problems with electrical hazards in the past year, according to housing charity Shelter.



Ammeter

Current		Reaction
1 milliamps	—	Perceptual level
5 milliamps	—	Slight shock felt; not painful, but disturbing
10-30 milliamps	—	Painful shock
50-150- milliamps	—	Extreme pain, respiratory arrest, severe muscular contraction
1000-4300 milliamps	—	Ventricular fibrillation
10000 or more milliamps	—	Cardiac arrest, severe burn and possible death

Factors for Electric Shocks

- Pathway
- Voltage
- Ampere
- Skin condition
- Age
- Heart Conditions
- Death has occurred from 42 Volts
- But equally Brian Latasa in LA in 1967 survived 230,000 volt shock [Guinness World Record]

The Management of Houses in Multiple Occupation (England) Regulations 2006:

- (a) ensure that every fixed electrical installation is inspected and tested at intervals not exceeding five years by a person qualified to undertake such inspection and testing;
- (b) obtain a certificate from the person conducting that test, specifying the results of the test

For all other rented accommodation, the *Landlords and Tenants Act 1985* requires that the electrical installation in a rented property is: safe when a tenancy begins and maintained in a safe condition throughout the tenancy, but there is no detail as to how this should be evidenced.

The Law is very clear about what is required to confirm the electrical safety of a property in the HMO sector but there is no detail of how the electrical safety of a property should be demonstrated by landlords- although it is clear the onus is on the landlord.

This makes it difficult for landlords to understand the testing intervals that would be considered appropriate, and difficult for renters to ask for proof of the electrical safety standard of their home.

Industry Position:

An Electrical Installation Condition Report (EICR) carried out by a competent registered installer, should be carried out every 5 years, supported by a visual electrical checklist carried out annually or at change of tenancy- whichever is sooner.

This position has recently been adopted in Scotland.

- An Electrical Installation Condition Report (EICR) is a report carried out to assess the condition of existing fixed wiring systems within a property e.g. consumer unit, protective bonding, lighting, switches and sockets etc. are fit for use
- Its purpose is to confirm, so far as is reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service.
- An EICR only assesses the condition of the electrical installations at that time and recommends action for the property owner- like a car MOT.

NAPIT Electrical Installation Condition Report
Requirements for Electrical Installations –
BS 7671:2008 Incorporating Amendment No.3, 2015
[IET Wiring Regulations 17th Edition]

NA/ EICR Page of

A Details of the installation

Client Address Postcode Installation (if different from client) Address Postcode

B Reason for producing this report This form to be used only for reporting on the condition of an existing installation.

Date(s) on which the inspection and testing were carried out to

C Details of the installation which is the subject of this report

Description of premises Domestic Commercial Industrial Other (please state)

Estimated age of the wiring system years

Evidence of alterations or addition Yes No Not apparent If 'Yes', estimated years

Records of installation available Yes No Records held by

Date of last inspection Electrical Installation Certificate No. or previous Inspection Report No.

D Extent and limitations of inspection and testing

Extent of electrical installation covered by this report:

Agreed limitations (See Regulations 634.2) Agreed with:

Operational limitations including the reasons (see page no of)

The inspection and testing detailed within this report and accompanying schedule has been carried out in accordance with BS 7671: 2008 (IET Wiring Regulations), amended to (date). It should be noted that cables concealed within the trunkings and conduits, under floors, in roof spaces and generally within the fabric of the building or underground have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

E Summary of the condition of the installation

General conditions of the Installation (in terms of safety)

Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY UNSATISFACTORY*

* An UNSATISFACTORY assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified

F Recommendations

Type of installation	Routine check see section 3.5	Maximum period between inspections and testing (note 8)	Notes
General installation			
Domestic accommodation – general	–	Change of occupancy/10 years	
Domestic accommodation – rented houses and flats	1 year	Change of occupancy/5 years	1, 2, 10
Residential accommodation (Houses of Multiple Occupation) – halls of residence, nurses accommodation, etc.	1 year	Change of occupancy/5 years	1, 2, 10, 11
Commercial	1 year	Change of occupancy/5 years	1, 2, 3, 4
Educational establishments	6 months	5 years	1, 2, 6
Industrial	1 year	3 years	1, 2
Offices	1 year	5 years	1, 2
Shops	1 year	5 years	1, 2
Laboratories	1 year	5 years	1, 2
Hospitals and medical clinics			
Hospitals and medical clinics – general areas	1 year	5 years	1, 2
Hospitals and medical clinics – medical locations	6 months	1 year	9



C1 – Danger present, risk of injury, immediate remedial action required

C2 – Potentially Dangerous, urgent remedial action required

C3 – Improvement recommended

FI – Further investigation required

C1, C2 & FI = Unsatisfactory

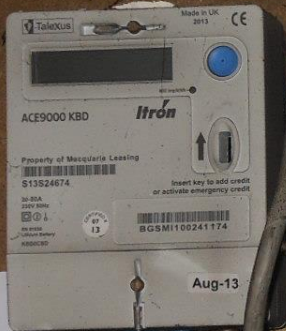
C3 = Satisfactory

Things to look out for:

- Blanks, holes, cracks on a consumer unit
- Signs of burning
- Are the lights secure?
- Are the sockets, switches, outlets all secure
- Are there any signs of cracks/damage to all outlets?
- Is there an earth on the property?
- Is there protective bonding in place?
- Is there an excessive use of multi way adaptors and extension leads?
- Is there evidence of DIY electrical work?
- Are all the Certificates available for all works and Building Regulations notifications available for previous new works?
- Has the consumer unit got a next inspection, RCD test label and circuit chart?

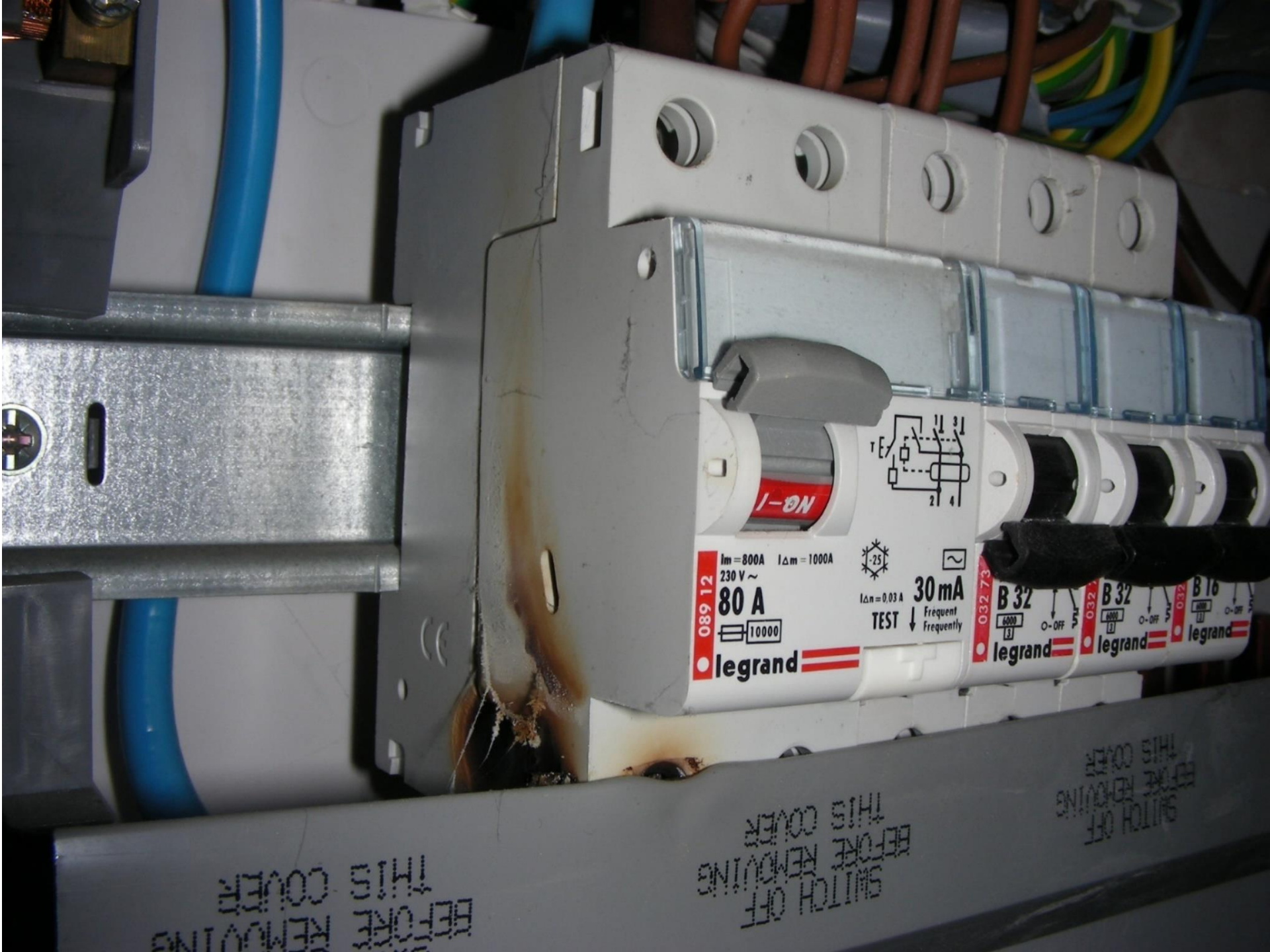




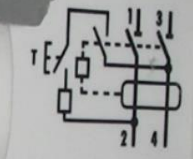


Scottish and Southern
Energy
Pipes Scotland
22.2.17 Presented at 10.10
to the committee at 08.00.23.52
Providing a service on behalf of your supplier

01.03.2017 10:56



089 12
80 A
Im = 800A IΔm = 1000A
230 V ~
10000
legrand



TEST
IΔn = 0.03 A
30 mA
Frequent
Frequently

032 73
B 32
legrand
B 32
legrand
B 16
legrand

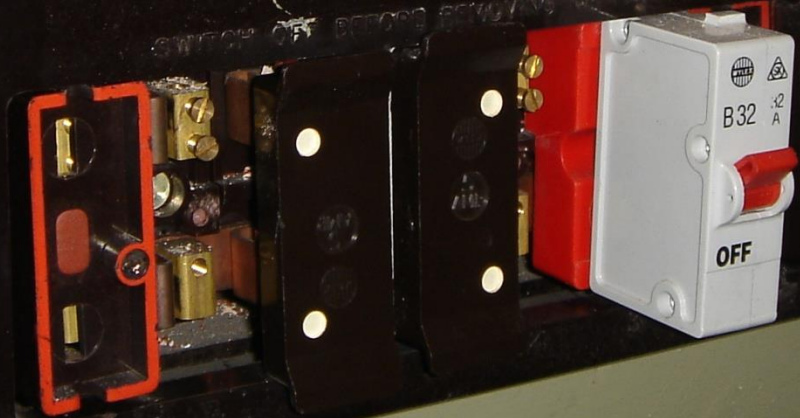
BEFORE REMOVING
THIS COVER

BEFORE REMOVING
THIS COVER

BEFORE REMOVING
THIS COVER

This Installation, or part of it, is protected by a device which automatically switches off the supply if an earth fault develops. Test quarterly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice.

BO 830







2008/03/03

CONTATUM

Type: 4901 Double Pole
30mA 10s RCD Socket-Outlet

Indicator below Reset (R) Button
Red: ON Black: OFF
Always Test Before Use. Press Test (T)
button, red indicator should disappear. If not,
do not use. Press Reset (R) after testing.

















FUSED 3 WAY MULTI PLUG ELECTRICAL SOCKET: BS1363/3



FUSED 3 WAY MULTI PLUG ELECTRICAL SOCKET: BS1363/3





Landlords doing their own electrical work





2014/08/13 02:59 PM













Home Safety Guidance Documents



Overall: Provide validation of the continued safety of the internal workings of privately rented properties

Landlord:

- Allow landlords to best ensure that they have met their legal obligations in relation to potentially hazardous installations situations and appliances around the home
- give them a tool to demonstrate to potential tenants that they take their safety responsibilities seriously
- to reduce their own liability.

Tenant: Provide peace of mind for tenants that the property they choose to live in is safe.

Clear Legal Requirements



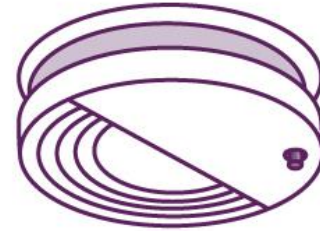
Gas Safety Certificate



Carbon Monoxide Detector



Legionella Risk
Assessment



Smoke Alarm

Implied Legal Requirements



Visual Electrical
Checklist



Electrical Inspection
Condition Report



Solid Fuel Appliance
Safety Report



Fire Escape Strategy



Falls Prevention
Checklist



Blind Cord Safety Device



Thermostatic Mixing Valve

Home Safety Documents

Home Safety Certificate



Demonstrate that all the appropriate checks have been carried out in your property to ensure the safety of tenants.



[View](#)

Routine Visual and Operational Check of the Electrical Installation



To be used by landlords to record the annual visual electrical checks made to ensure their properties are safe.



[View](#)

Guidance to support the Routine Visual and Operational Check of the Electrical Installation



For landlords without electrical training, this provides simple instructions to help you check for signs of electrical faults and damage.



[View](#)

Fall Prevention Checklist



Prevent slips, trips and falls before they occur with this valuable checklist of common household hazards.



[View](#)



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Landlord Legal Requirements

Home safety documents

Find a registered tradesperson

Electrical Safety Roundtable

Find a registered tradesperson

www.electricalcompetentperson.co.uk

Use the Government endorsed Registered Competent Person Electrical website to search the most comprehensive database of registered electricians in England and Wales.

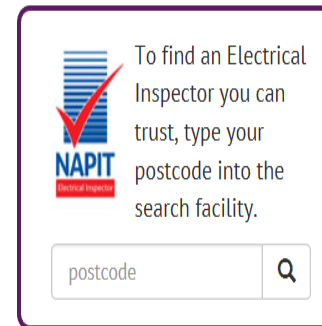
All electricians listed meet rigorous entry requirements, are regularly assessed by government authorised scheme operators to ensure their ongoing technical competence and are required to adhere to a strict code of practice. They are able to work to legal requirements and supply the certificates that are often needed if you should come to sell your home.



www.electricalsafetyroundtable.co.uk

The completion of an Electrical Installation Condition Report (EICR) plays a vital role in verifying the safety on an electrical installation for continued use. The report's validity relies upon the competence of the individual carrying out the inspection.

To assure competence any registration scheme for organisations carrying out Electrical Installation Condition Reports (EICRs) must require formal qualifications for individuals carrying out inspection work, appropriate professional indemnity insurance and require auditing of inspection work. This is in addition to the requirements for installation work, such as qualifications in the Wiring Regulations, equipment calibration and complaint handling processes. The NAPIT Electrical Inspector Scheme is the only register known to set such requirements.



www.napitgroup.co.uk

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Find a Registered Tradesperson

Find a Registered Tradesperson

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 ☒ Electrical Inspector (e.g EICRs)
 ☐ Third Party Certifier (electrical)
 ☐ Temporary Electrical Systems
 ☐ Heating Engineer
 ☐ Plumber
 ☐ Microgeneration Installer
 ☐ Ventilation & Air Conditioning
 ☐ Energy Efficiency Installer

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Enter full postcode	Enter town/city name	number or partial name
Search		

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To start using the Registered Competent Person Electrical search facility, simply enter your postcode to find a registered electrician near you. Alternatively, search by company name to see whether an electrician you may be considering is listed as registered.

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News story

Product recall

Information on the latest product recalls from watchdogs and manufacturers.

Published 23 June 2017

From: [Regulatory Delivery](#) and [Department for Business, Energy & Industrial Strategy](#)



Related content

Collection

[Grenfell Tower](#)

Guidance on how to check latest recalls, register your appliance and who to contact for more information on product safety.

If there is a problem with the safety of a product, its manufacturer is

RECALL

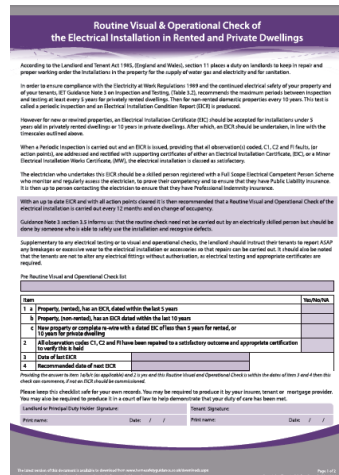
Acting on product safety

If there is a problem with the safety of a product, its manufacturer is responsible for making arrangements for its repair, replacement or refund for the owner. This includes contacting the person who has purchased it where possible, and publishing a notice drawing attention to the risk the product poses and what the manufacturer is doing to remedy the issue.

Grenfell Tower fire update

A Hotpoint fridge freezer has been identified as the initial source of the Grenfell Tower fire. At this stage, the manufacturer Whirlpool Corporation has not issued a product recall.

Consumers who believe they may own a Hotpoint fridge freezer model number FF175BP (white) or FF175BG (grey) should call Whirlpool's freephone hotline on [0800 316 3826](tel:08003163826) or visit the [Hotpoint Service website](#) to register your details for further updates.



Thank you
Any Questions