

Workshop 3a:

Electrical Safety in the Private Rented Sector

Speakers: Steve Martin (ECA),
Martyn Allen (ECA)

Chaired by:
Room: York Room



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Electrical Safety in the Private Rented Sector

Expectations, Limitations and Frustrations



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Electrical Safety First
www.electricalsafetyfirst.org.uk

Electrical safety inspections for the rented sector..

- *Current landscape for the private rented sector.*
- *The Law.*
- *The usual suspects.*

Practical advice..

- *Periodic inspection, testing and condition reporting..*
- *Client & Contractor Conversations – Frustrations.*
- *Keeping it simple for the Landlord and Tenant.*

- *Represents the interests of electrical, electrotechnical and other engineering contractors, at regional, national and European level.*
- *2,800 member firms with a combined turnover exceeding £6 billion annually, range across the domestic and commercial sectors made up of micro, SME to national contractors - employing thousands.*
- *ECA members are rigorously audited for both business and technical capabilities – with ongoing surveillance.*
- *ECA members provide the highest level of assurance to clients.*



Electrical Safety First is a UK charity committed to reducing deaths and injuries caused by electrical accidents at home and at work.

The UK's electrical safety experts..

Promoting changes in attitude and behavior
by raising consumer awareness of the
issues and risks

Influencing standards and
stakeholders to consider
consumer needs



Campaigning in areas of risk
(product safety, child safety,
fire safety)

Promoting best practice
across industry

Working in partnership...

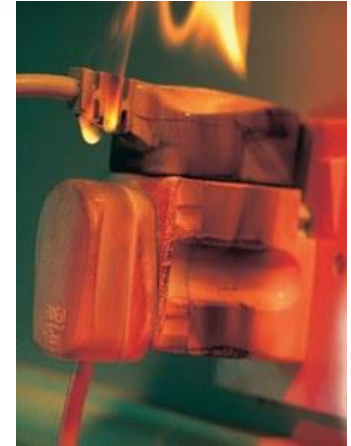


PRS – A Growth Sector

	PRS properties (Million)	% Housing stock
England (2013)	4.4	19%
Scotland (2014)	0.3	14%
Wales (2011)	0.19	14%
Northern Ireland (2013)	0.13	17%

Electrical Safety Headlines for GB...

- During 2014-15, **55% (c20,000)** of all accidental house fires in Great Britain **were caused by electricity**, which resulted in 49 deaths
- Annually, 350,000 people are injured by contact with mains electricity, killing 21

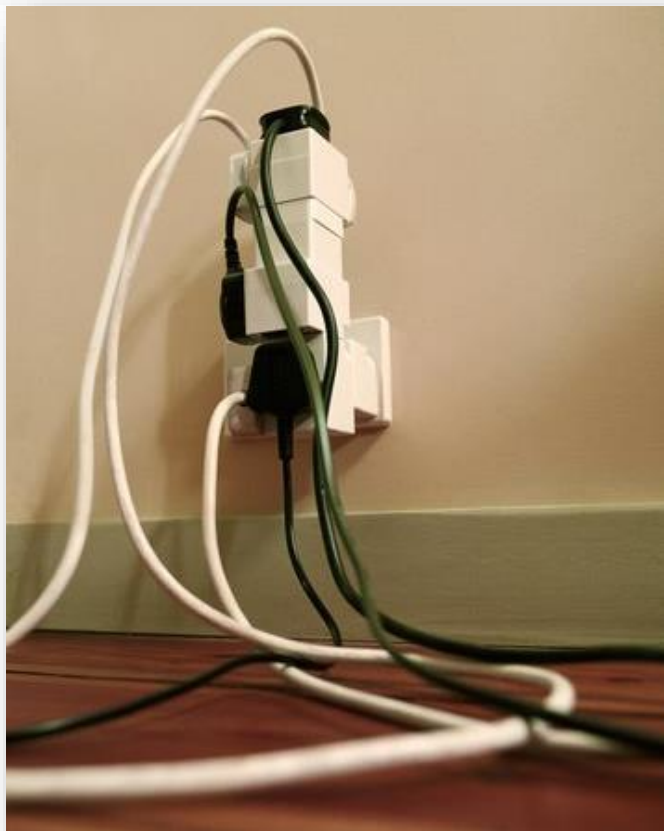


- Our research shows that **private tenants** are more likely to experience an electric shock than owner-occupiers
- 59% of homes in PRS built before 1965, with 32% before 1919 – many having poor electrics

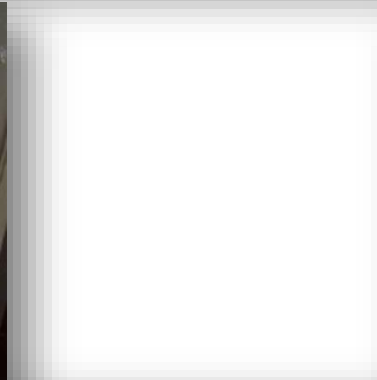
What does the Law Require...

	Legislation	Requires Electrical checks
England	Landlord and Tenant Act 1985	No
Wales	Landlord and Tenant Act 1985 (Renting Homes Act 2016)	No (Yes?)
Northern Ireland	Private Tenancies Order (Review – Department for Social Development)	No ?
Scotland	Housing (Scotland) Act 2014	Yes

Typical problems found in rented properties.



Dangerous and sometimes ridiculous..



How to improve electrical safety..

- *England, Wales and Northern Ireland should follow Scotland and introduce mandatory 5-yearly electrical safety checks in the PRS*
- *Bring regulation in line with gas safety*
- *Cost: c£150 or £2.50 per month (Gas £5.80pm)*



Every electrical installation deteriorates with use and age. You must ensure that your tenants – or anyone entering or using your property – are not put at risk, by ensuring that the electrical installation remains in a safe and serviceable condition..

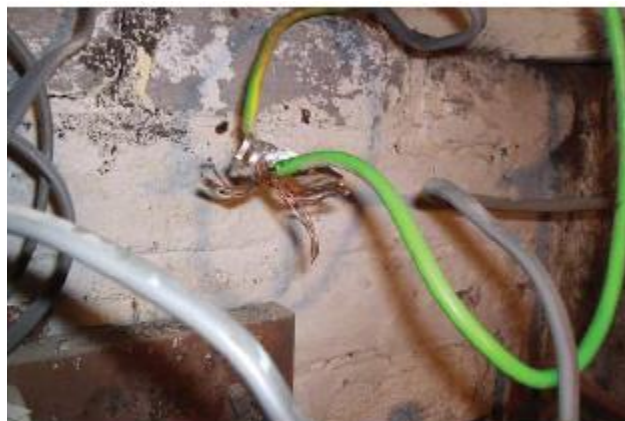
To assess the continued safety of the electrical installation....

- *Safety of persons against the affects of electric shock*
- *Protection against damage to property by fire or heat from a defect.*
- *Confirm that the installation is not damaged or deteriorated so as to impair safety.*
- *Identify areas of the installation which may not meet the current industry standards (BS7671) – which may give rise to danger.*

.....not so easily identified for the untrained eye



Unsatisfactory electrical connections



*Absence of reliable means of earthing
due to inadequate connection*




Crumbling vulcanised rubber insulation

The educated client.. Understanding what is 'good'

- *Enough socket outlets to minimise the use of multiway adaptors and trailing leads.*
- *Replacing any broken socket and switches without delay, particularly those which expose live parts.*
- *Incorporate Residual Current Devices (RCDs) particularly for socket outlets and circuits within the bathroom.*
- *Satisfactory earthing arrangements so under fault conditions fuses and circuit breakers disconnect.*
- *Sufficient circuits to avoid danger and inconvenience under fault conditions.*
- *Correct size fuses / circuit breakers to protect the circuit*

Inspection, testing and Condition Reports..

This certificate is not valid if the serial number has been defaced or altered **EIC/** Sheet of

 **ECA**
Representing the best in electrical
engineering and building services

**ELECTRICAL INSTALLATION CERTIFICATE
BS 7671:2008 THREE SIGNATURE**
(Incorporating Amendment 3: 2015)



5 years

This certificate is not valid if the serial number has been defaced or altered **EICR/** Sheet of


 **ECA**
Representing the best in electrical
engineering and building services

**ELECTRICAL INSTALLATION
CONDITION REPORT**
(Incorporating Amendment 3: 2015)



5 years

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**ELECTRICAL INSTALLATION
CONDITION REPORT**
(Incorporating Amendment 3: 2015)

Building the evidence...

Electrical Safety First
The UK's electrical safety experts

**Landlords
interim checklist**

.....

Electrical safety checklist

.....

Used between change of Tenancy

Client & Contractor conversation before the report is carried out...

SECTION D: EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of electrical installation covered by this report

Agreed limitations including the reasons (see Regulation 634.2)

Agreed with:

Operational limitations including the reasons (see page no.)

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2008 (IET Wiring Regulations) as amended to

It should be noted that cables concealed within trunking 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.

Client & Contractor conversation after the report is carried out...

SECTION E: SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation *(in terms of electrical safety)*

Overall assessment of the installation in terms of its suitability for continued use **SATISFACTORY / UNSATISFACTORY*** *(delete as appropriate)*.

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

SECTION F: RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I/we recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (code FI). Observations classified as 'Improvements recommended' (code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by (date)

Classification Codes...What do they mean..?

C1 – ‘Danger Present’ Risk of injury, immediate remedial action required

C2 – ‘Potentially dangerous’ Urgent remedial action is required

C3 – ‘Improvement recommended’

FI – ‘Further investigation required’

*Any C1 or C2’s within the
Condition Report would equate
to an UNSATISFACTORY
electrical installation*

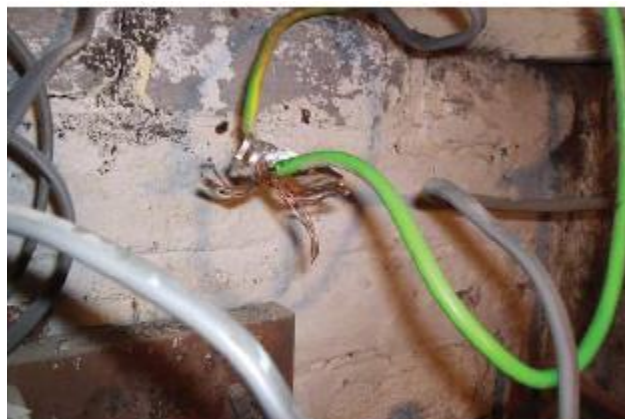
Examples of C1 - Danger present..



Examples of C2 – Potentially dangerous



Unsatisfactory electrical connections



*Absence of reliable means of earthing
due to inadequate connection*



Crumbling vulcanised rubber insulation

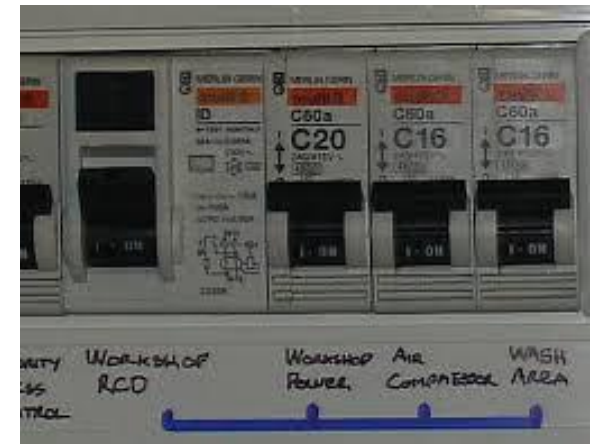
Examples of C3 – Improvement recommended



Old Immersion heater without
thermal cut-out



Cable sheath not within metal
enclosure



Absence of RCDs for cables
buried in the wall

Dates of next inspection...

This would be made conditionally upon all:

- *C1's being remedied immediately*
- *C2's being remedied or investigated as a matter of urgency*

Taking into consideration:

- *The overall condition of the installation.*
- *Likelihood of rapid deterioration.*
- *Any ongoing maintenance regime.*

*HMOs - Require an
electrical inspection
carried out by a
qualified electrician
at least every 5 years*

Landlords interim checklist..



Electrical Safety First
The UK's electrical safety experts

Landlords interim checklist

Electrical safety checklist

Conditions of use:
This checklist should only be used where both of the following conditions have been met:
☐ A formal inspection and test (EICR) has been carried out on the property (within the last 3 years)
☐ Actions recorded on the EICR have been addressed (Not to apply)

Name: (Person carrying out the electrical safety check) **Date:** (Date carried out)

Address of property: (Print the full address of the property being checked)

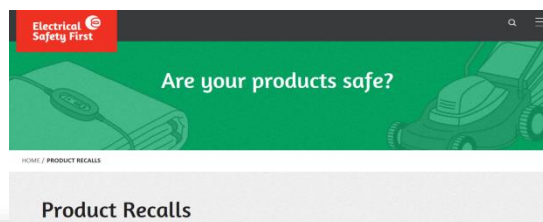
Checklist summary: (Provide details of the electrical safety risks) and state the required action

Record the risk and its location	State the action to be taken
1	
2	
3	
4	
5	
6	

(Where additional risks need to be recorded, attach an additional page to this checklist)

Comments: (Insert, as appropriate, any other comments regarding the electrical safety of the premises)

electricalsafetyfirst.org.uk



*Interim visual inspections
can be carried out by the
Landlord on change of
tenancy..*

This check would confirm:

- *No accessible live parts.*
- *No broken or missing sockets and switches.*
- *No signs of burning*
- *RCD operates correctly.*
- *Smoke alarms operate.*

Checking appliances are safe..

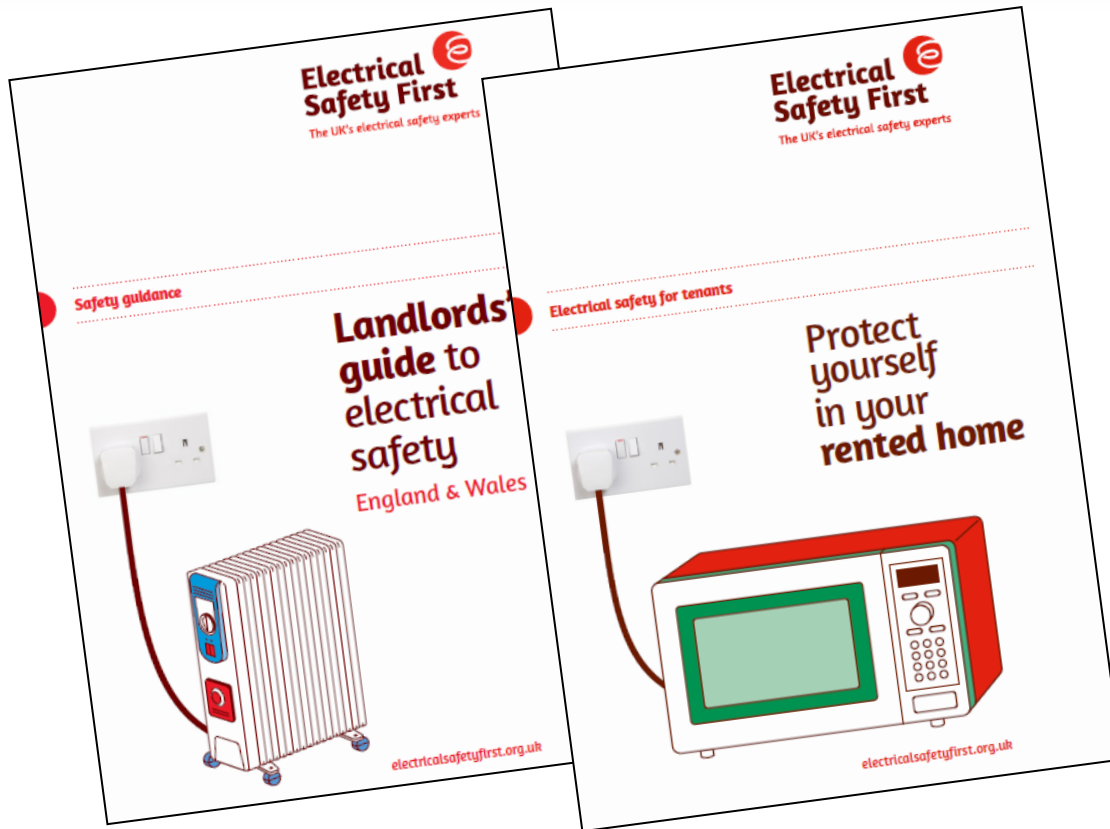
- *Regular inspection of portable appliances*
- *Work done by suitably competent persons*
- *Act appropriately on the inspector's recommendations*
- *Regular user checks*



Examples of damage in appliance and flexes



Information for Landlords and tenants..

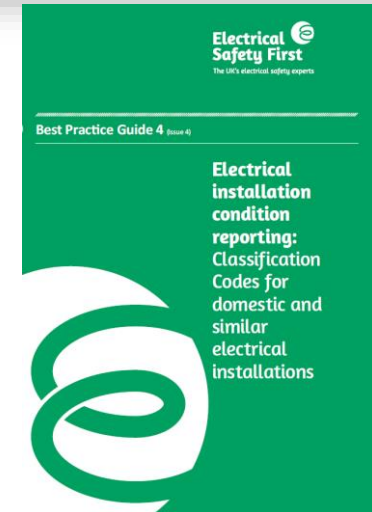
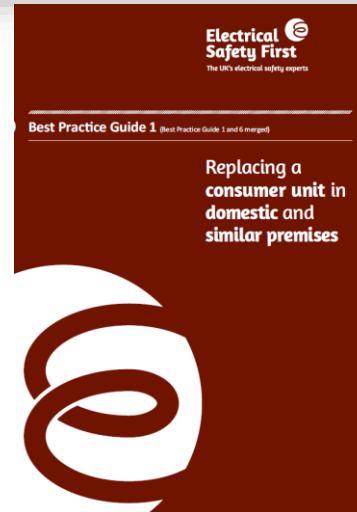


Plug checker...



Guidance for technical professionals...

Best Practice Guides



Wiring Regulations Advisory Group (WRAG)





Steve Martin – ECA Head of Specialist Groups
www.eca.co.uk

Any Questions..?



Martyn Allen – Head of Electrotechnical Division
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