

NAPIT

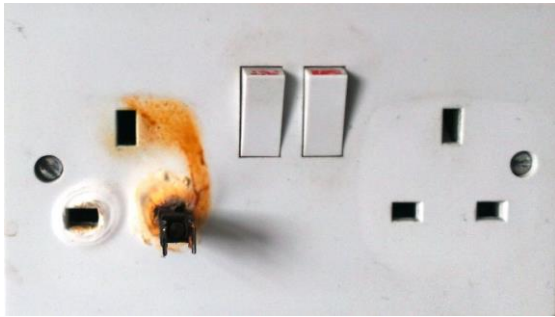
Croydon Local Authority Landlords Event

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
350,000 people injured through contact



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.



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.

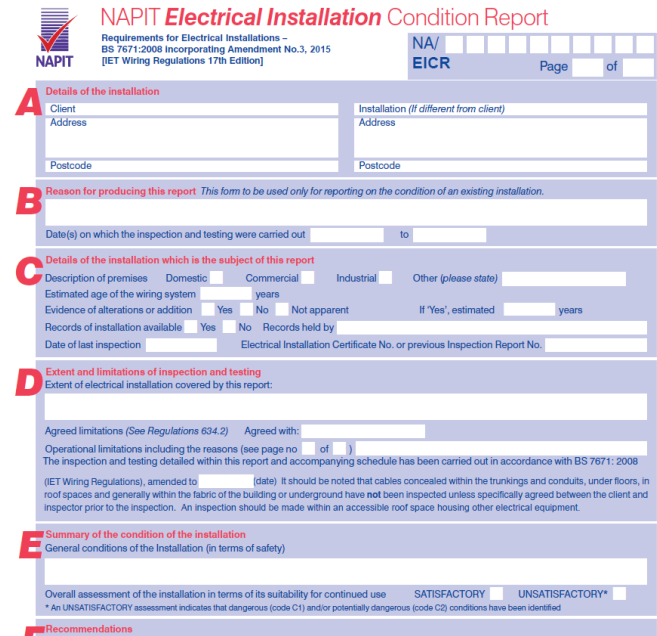
Industry Position:

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.

NAPIT What is an EICR?

- 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.



The image shows a sample of the NAPIT Electrical Installation Condition Report (EICR) form. The form is titled 'NAPIT Electrical Installation Condition Report' and includes the NAPIT logo. It is a form for reporting on the condition of an existing installation, as required by BS 7671:2008 Incorporating Amendment No.3, 2015 (IET Wiring Regulations 17th Edition). The form is divided into several sections, each marked with a letter in a red box:

- A Details of the installation:** This section includes fields for Client, Address, Postcode, and Installation (if different from client).
- B Reason for producing this report:** This section is for reporting on the condition of an existing installation. It includes a field for the date(s) on which the inspection and testing were carried out.
- C Details of the installation which is the subject of this report:** This section includes fields for Description of premises (Domestic, Commercial, Industrial, Other), Estimated age of the wiring system, Evidence of alterations or addition, Records of installation available, and Date of last inspection.
- D Extent and limitations of inspection and testing:** This section includes fields for the extent of electrical installation covered by this report, Agreed limitations, and Operational limitations.
- E Summary of the condition of the installation:** This section includes a field for the general conditions of the installation (in terms of safety) and a field for the overall assessment of the installation in terms of its suitability for continued use (Satisfactory or Unsatisfactory).
- F Recommendations:** This section is for recommendations.

The form also includes a footer with the NAPIT logo and the text 'info@napit.org.uk' and 'www.napit.org.uk'.

NAPIT IET Guidance for I&T?

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?

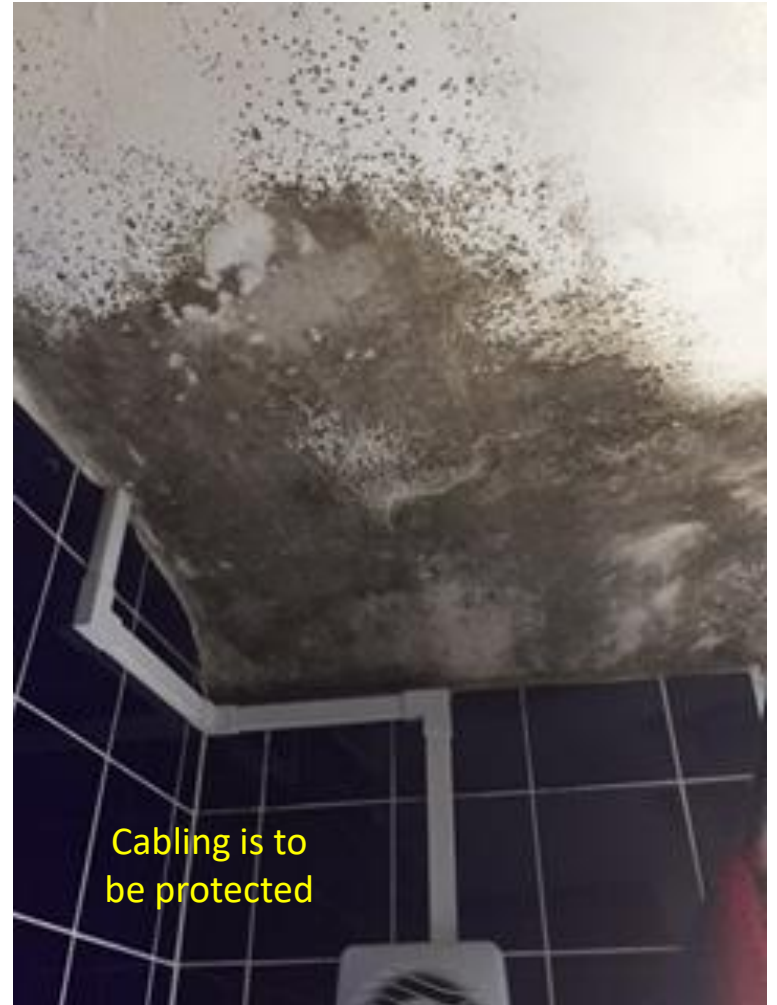


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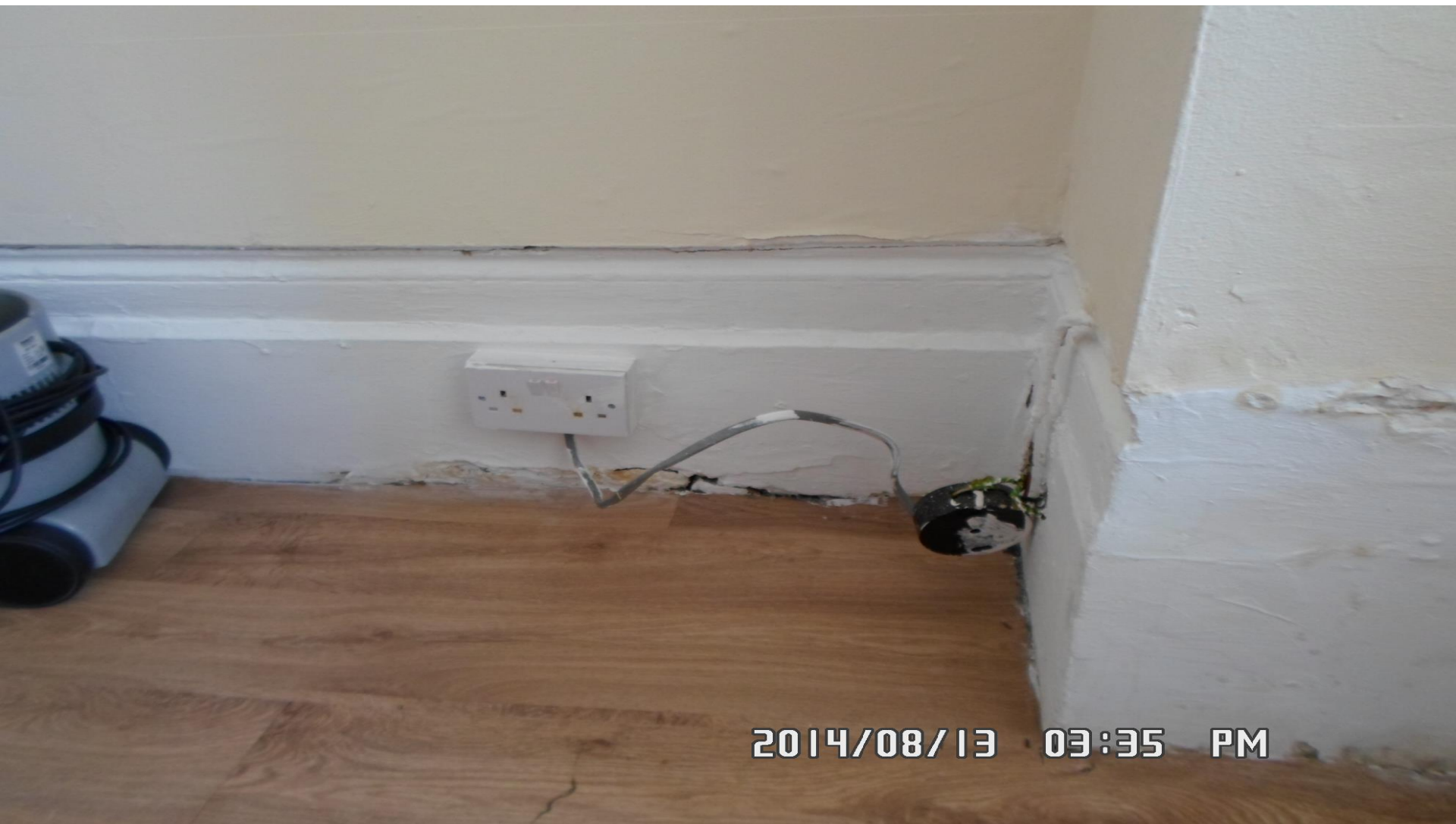




Surface mounted sockets

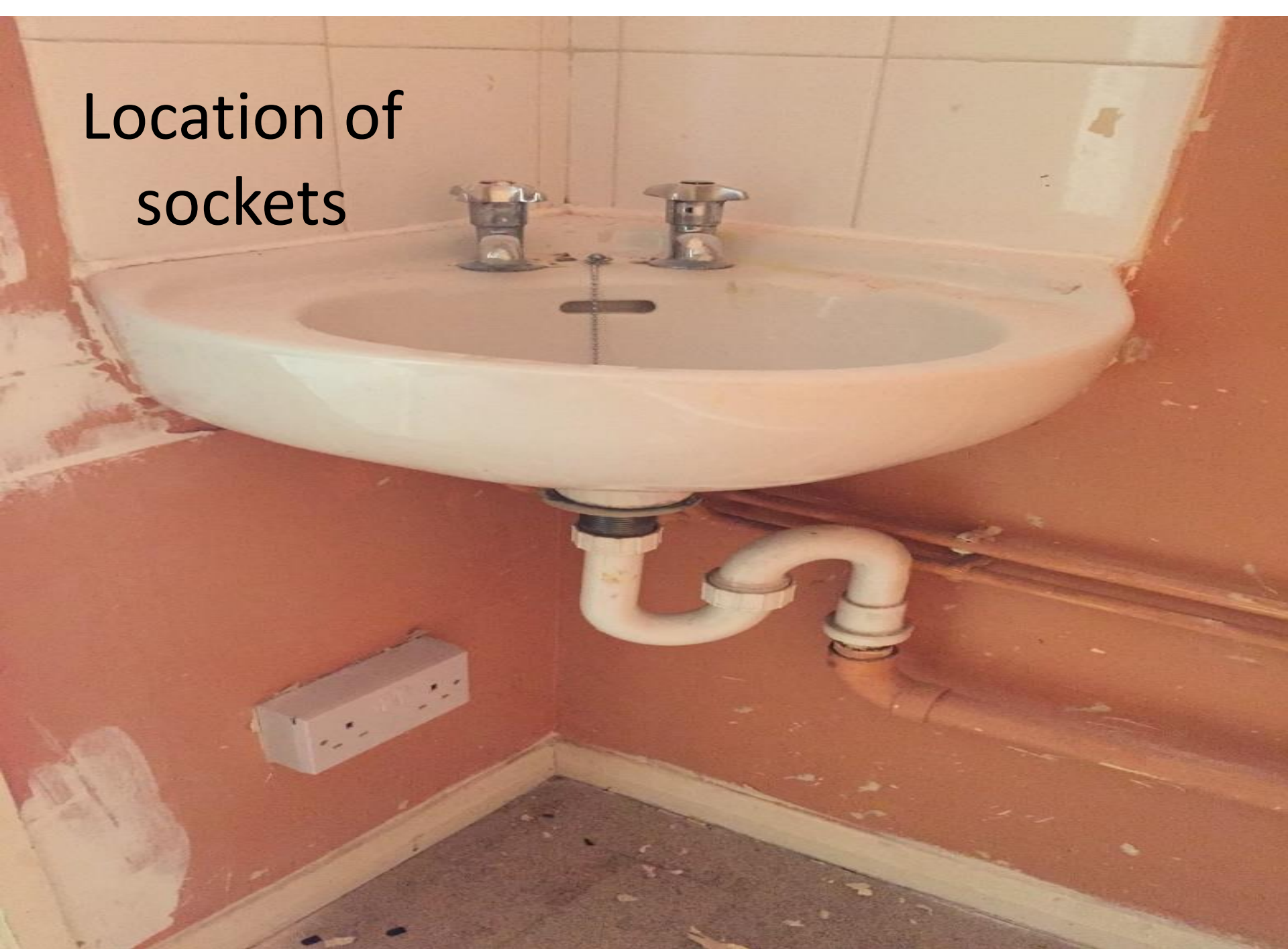


Cabling is to be protected



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Location of
sockets









Use of connectors



Trailing electrical
leads







2014/08/21 12:33 PM







Responsible Landlords will:-

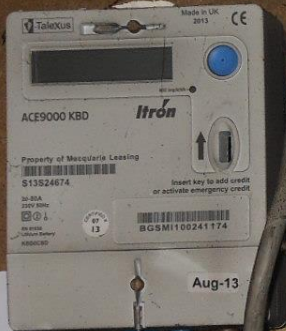
- **Only use Registered Electricians, ideally NAPIT members**
 - Please check all tradespeople from all schemes
- **Obtain and keep an EICR for all your properties circuits every 5 years**
- **PAT Test every 2 or 5 years**
- **Every Year or change of occupancy you carry out a Home Safety Guidance Documents visual Inspection**

Thank you
Any Questions





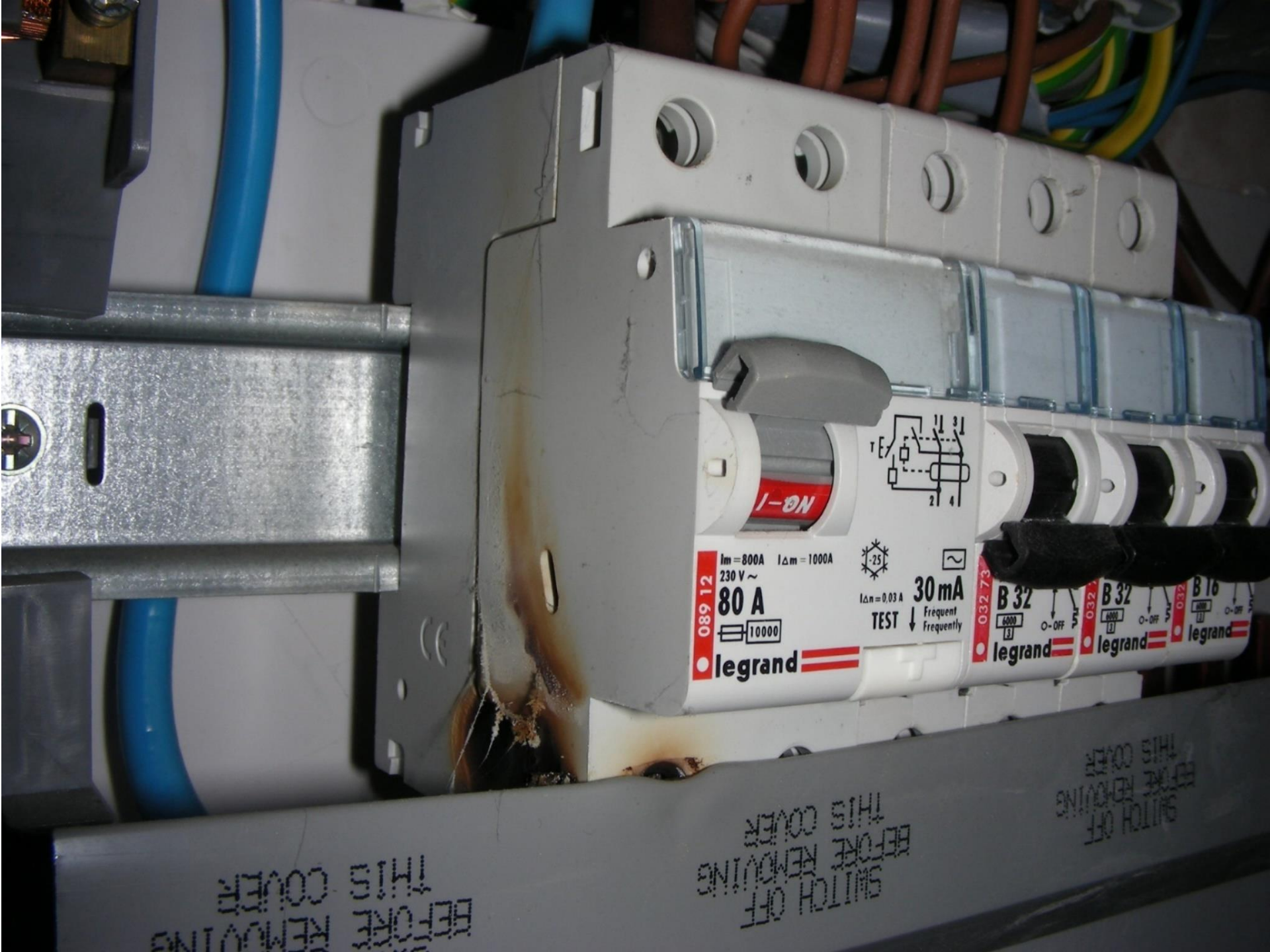




Scottish and Southern
Energy
Power Distribution

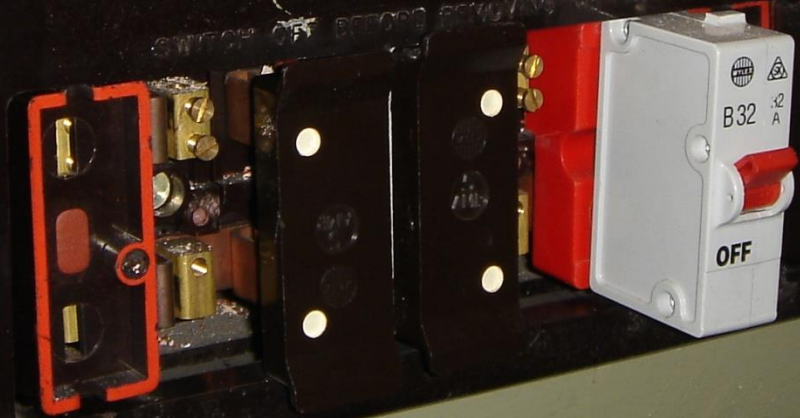
22-23 December 2013
to 24-25 December 2013
08:00-18:00
Providing a service on behalf of your supplier

01.03.2017 10:56



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

CONTACTUM

Type: 4901 Double Pole
30mA I_{Δn} 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.









OPTIONAL THERMOCOIL
MODEL
LONDON ENGLAND

Property of British Gas plc
GI METERS LTD. 1989
SERIAL NO. 1472427
CUBIC FEET
0 3

IN THE EVENT OF AN ESCAPE
Turn off supply at the control valve. Open Windows.
Do NOT search with naked light and if gas escape persists
IMMEDIATELY CONTACT BRITISH GAS
Do NOT turn on again until the Escape has been repaired.
Your Region is EAST MIDLANDS
Emergency Telephone No. 94
(0476) 65301
Date: _____
Also see orange label in the phone panel.















FUSED 3 WAY MULTI PLUG ELECTRICAL SOCKET: BS1363/3



FUSED 3 WAY MULTI PLUG ELECTRICAL SOCKET: BS1363/3







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



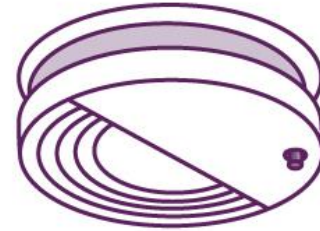
Gas Safety Certificate



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

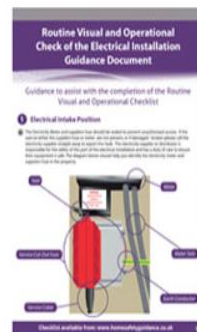


To be used by landlords to record the annual visual electrical checks made to ensure their properties are safe.



[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](#)



Home

About

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.

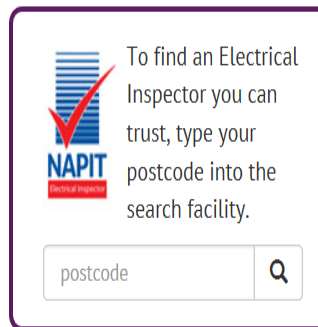
All electricians listed meet rigorous entry requirements, are regularly assessed by government authorised scheme operators to ensure their ongoing technical competence and are required to adhere to a strict code of practice. They are able to work to legal requirements and supply the certificates that 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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[About us](#)

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Search

Find or check an electrician

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.



Thank you
Any Questions

[illegible]

Home Safety Certificate

Seattle and its officials neither endorse the inspection services nor their accuracy, completeness or value. Inspections are only advisory and do not constitute a warranty of the property or its value. Homeowners are responsible for the safety of their property and the safety of the public. Homeowners are responsible for the safety of their property and the safety of the public. Homeowners are responsible for the safety of their property and the safety of the public.

Inspected By: _____

Inspection Date: _____

Pass/Fail/Retest: _____

1. General Information: _____

2. Structural: _____

3. Electrical: _____

4. Plumbing: _____

5. Heating, Ventilation, and Air Conditioning (HVAC): _____

6. Fire Safety: _____

7. Other: _____

City of Seattle _____

Date: _____

Fall Prevention Checklist

Use this checklist with workers to help identify hazards and control measures to prevent falls. The steps of this checklist should be followed in order. If a hazard cannot be corrected, the worker should be removed from the job and the hazard should be reported to the supervisor. The supervisor is responsible for ensuring that a competent person has been notified and that the worker and the area are properly protected. The competent person should be notified of the hazard and the worker should be removed from the job. The competent person should be notified of the hazard and the worker should be removed from the job. The competent person should be notified of the hazard and the worker should be removed from the job.

Check for the following:

Check for the following:	Yes/No	Comments
1. Guarding		
a. Are there any unprotected edges or openings?		
b. Are there any protruding objects or sharp edges?		
c. Are there any holes or openings in the floor or roof?		
d. Are there any openings in the wall or ceiling?		
e. Are there any openings in the floor or roof?		
f. Are there any openings in the wall or ceiling?		
2. Toe Boards		
a. Are there any toe boards in place?		
b. Are the toe boards properly installed?		
c. Are the toe boards properly maintained?		
3. Plank		
a. Are the planks properly installed?		
b. Are the planks properly maintained?		
c. Are the planks properly secured?		
d. Are the planks properly supported?		
e. Are the planks properly aligned?		
f. Are the planks properly spaced?		
4. Other		
a. Are there any other hazards?		
b. Are there any other controls?		
c. Are there any other measures?		
d. Are there any other actions?		
e. Are there any other items?		
f. Are there any other concerns?		

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