ELECTROGAS.uk
Keeping You Safe

Domestic Electrical Legislation

Legal Requirements For Electrical

www.gov.uk/private-renting/your-landlords-safety-responsibilities

- Housing Health and Safety Risk Assessment

Here a landlord is expected to do the following:

- Ensure that the installation meets the standard as detailed in BS7671:2008
- Ensure that there are an adequate number of suitably sited socket outlets
- Ensure that the system is adequately earthed
- Ensure that the installation has not suffered deterioration to an extent that it impairs safety
- Landlord and Tenant act 1985 - This legislation lays out a landlord's duty to ensure that the electrical installation is safe
- The consumer Protection act 1987 - Details that the electrical equipment must be maintained and checked before the property is offered for rent
- Supply of goods and Services act 1982 - Places a responsibility on the landlord to ensure that goods should be of satisfactory quality, fit for purpose and free of defects

The Landlord and Tenant Act 1985 http://www.legislation.gov.uk/ukpga/1985/70 is the main legislation for landlords in England and Wales. Key points can be found in:

Section 8. Implied terms as to fitness for human habitation

- The property should be fit for people to live in at the beginning of the tenancy (subsection (1)(a))
- The property should be kept in a fit state for people to live in during the tenancy (subsection (1)(b)).

Section 11. Repairing obligations in short leases

This places a duty on landlords to keep in repair and proper working order the installations in the property for:

- the supply of water, gas and electricity, and for sanitation (subsection (1)(b))
- space heating and heating water (subsection (1)(c)).

Two other Acts - the Occupiers' Liability Act 1957 and Occupiers' Liability Act 1984 - give landlords a duty of care for anyone visiting their property. In short, a landlord could be prosecuted if someone is injured on their land or premises – regardless of whether the visitor is there lawfully (the 1957 Act) or trespassing (the 1984 Act.)

In January 2005, the Building Regulations for England and Wales were amended to include Part P, which covers electrical safety in dwellings. This means that all electrical installation work undertaken in a home in England or Wales must, by law, comply with Part P of the Building Regulations. This requires 'reasonable provision… in the design and installation of electrical installations …to protect persons operating, maintaining or altering the installations from fire or injury'.

Except for some types of minor work, if you intend to carry out electrical installation work in domestic premises, you must either notify a building control body (usually your local authority building control department) before the work starts, or have it carried out by an electrician who is registered with one of the Government-authorised Part P competent person scheme operators. More information can be found in Approved Document P, which can be downloaded free from www.planningportal.gov.uk/uploads/br/AD_P_wm.pdf

ELECTROGAS.uk
Keeping You Safe

In October 2006, the Regulatory Reform (Fire Safety) Order 2005 (England and Wales) became law. It replaces most previous fire safety legislation and applies to all non-domestic premises, including common parts of blocks of flats, and houses in multiple occupation (HMOs).

Guidance on carrying out a fire safety risk assessment for sleeping accommodation can be downloaded free from www.communities.gov.uk/publications/fire/firesafetyrisk

Communal areas

A landlord is also responsible for the communal areas of a house, block of flats, or an estate that residents use in common with other tenants, such as: entrance halls and foyers lifts stairwells corridors landings kitchens and bathrooms laundries gymnasiums, swimming pools and other leisure facilities parking and refuse areas pathways gardens

Electrical installations

An electrical installation comprises all the fixed electrical equipment that is supplied through the electricity meter. It includes the cables that are usually hidden in the walls and ceilings, accessories (such as sockets, switches and light fittings), and the consumer unit (fusebox) that contains all the fuses, circuit-breakers and, preferably residual current devices (RCDs).

There are many factors that contribute to a 'good' electrical installation such as ensuring:

- there are enough sockets for electrical appliances, to minimise the use of multi-way socket adapters and trailing leads
- covers are in place to prevent fingers coming into contact with live parts (broken or damaged switches and sockets should be replaced without delay)
- 30 mA residual current device (RCD) protection is installed to provide additional protection against electric shock
- satisfactory earthing arrangements are in place to ensure that a fuse or circuitbreaker can quickly clear an electrical fault before it causes an electric shock or fire
- satisfactory protective bonding arrangements are in place where required (so any electric shock risk is minimised until a fault is cleared)
- sufficient circuits are provided to avoid danger and minimise inconvenience in the event of a fault
- cables are correctly selected and installed in relation to the fuse or circuit-breaker protecting the circuit.

Over time, and with the wear and tear of regular use, the installation will start to deteriorate. Connections can work loose (a potential fire hazard), equipment can be damaged, and building and maintenance work can have an impact on the wiring.

One simple thing you can do to see if your electrical installation is safe, is to carry out a regular visual check. Things to look out for include:

- broken accessories (such as sockets and light switches)
- signs of scorching around sockets due to overloading
- overheating of electrical equipment (such as lampholders fitted with the wrong lamps) – usually detected by a strong, often fishlike, smell
- damaged cables to portable electrical appliances or trailing cables/flexes.

Domestic Gas Legislation

The Gas Appliances Directive

The Gas Appliances Directive sets out legal requirements that in future will apply across the European Union. Member countries are required to amend their existing legislation, or to introduce new legislation that conforms with the requirements of the directive. The United Kingdom has implemented that gas appliances (safety) regulations to conform with the directive.

Gas Appliances (Safety) Regulations 1995

www.gov.uk/private-renting/your-landlords-safety-responsibilities

The main provisions of the new regulations are:

a) Appliances must be safe

b) Appliances must be tested

c) Appliances must be quality guaranteed. This means that during the manufacturing process the manufacturer must operate a quality scheme of some type, such as BS 5750, to ensure that all appliances conform to the tested design. This scheme will be monitored by the 'notified bodies'

d) Appliances must carry the CE mark.