

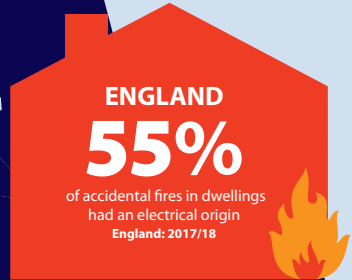
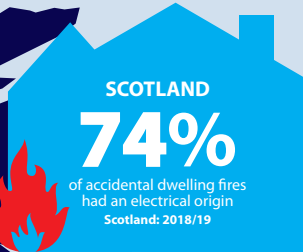
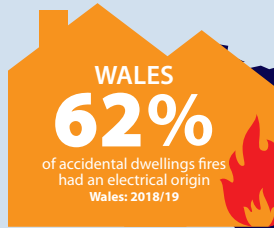
End the Disparity of Electrical Safety Checks in Dwellings across the UK and between Tenures

Background

NAPIT are calling on the UK Government and devolved administrations to end the disparity of electrical safety measures required to be taken in dwellings throughout the UK and between differing tenures.



Electrical installations within dwellings have the potential to be fatal, yet current legislation which requires them to be regularly inspected and tested differs between tenures and within devolved administrations.



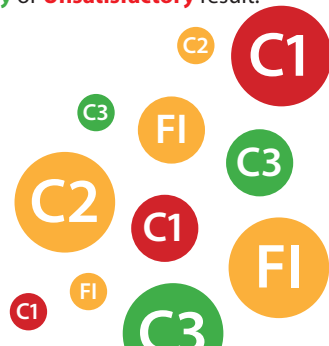
This disparity needs to be resolved to enable equal standards of safety for all.

What documentation is used to assess the condition of an Electrical Installation?

The 18th Edition of the Wiring Regulations requires an Electrical Installation Condition Report (EICR) is used to inspect and test an electrical installation. The EICR will show whether the electrical installation is in a safe condition for continued use and will produce either a: **Satisfactory** or **Unsatisfactory** result.

Codes:

Unsatisfactory	
C1	Danger present, risk of injury, immediate remedial action required
C2	Potentially Dangerous, urgent remedial action required
FI	Further investigation required without delay
Satisfactory	
C3	Improvement recommended
No codes also results in a Satisfactory Report	



Current Situation

The housing market typically consists of 3 tenure types; owner-occupied, privately rented and socially rented. Legislative requirements for electrical safety checks differ between these tenures and across the UK Government and the devolved administrations, as illustrated below.

	Private Rented Sector	Social Housing Sector	Owner Occupied Sector
England	✓ ¹	✗ ²	✗
Wales	✗ ³	✗	✗
Scotland	✓ ⁴	✓ ⁵	✗
Northern Ireland	✗	✗	✗

- ¹ The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 require an EICR to be carried out at least every five years by a qualified and competent person.
- ² Currently no legal requirement for mandatory electrical safety checks in the Social Housing Sector. The Government published *The Charter for Social Housing Residents Social Housing White Paper* in November 2020 which committed to: "consult on measures to ensure that social housing residents are protected from harm caused by poor electrical safety".
- ³ No legal requirement but The Housing (Wales) Act 2014 requires Landlords or their agents to be licensed with Rent Smart Wales which makes it a condition that any person issued with a license must comply with the Code of Practice, which in turn states that an EICR should be carried out at least once every five years by a competent electrician.
- ⁴ The Housing (Scotland) Act 2014 requires an EICR to be carried out at least every five years by a competent person.
- ⁵ The Social Housing Quality Standard requires Electrical Safety Checks. Social Landlords must abide by these standards. Failure to do so can lead to fines from the Scottish Housing Regulator.

UK Wide Proposal's



Social Rented Sector

Legislation to require every electrical installation in all social rented dwellings to have an electrical inspection and test, in the form of an EICR carried out by a competent and qualified electrical inspector at least once every 5 years.



Private Rented Sector

Wales and Northern Ireland to introduce legislation to require every electrical installation in all privately rented dwellings to have an electrical inspection and test, in the form of an EICR carried out by a competent and qualified electrical inspector at least once every 5 years.



Owner-Occupied

Point of Sale - Legislation to require an EICR is carried out prior to the sale of all dwellings to protect the purchaser from potential electrical hazards.

Dwellings in Higher Risk Buildings

Legislation to require every electrical installation in all dwellings within a Higher Risk Building, as defined by the Building Safety Bill, to have an electrical inspection and test, in the form of an EICR carried out by a competent and qualified electrical inspector at least once every 5 years.

In line with the Housing, Communities and Local Communities Select Committee's pre-legislative scrutiny of the Building Safety Bill pertinent recommendation 188:

"We recommend that the Government include supplementary provisions in the Bill for mandating regular electrical safety checks in higher-risk buildings."

ENGLAND
26%
of all properties in social housing do not have the Government's recommended five electrical safety features* installed

There were
775
fires in purpose-built high-rise flats (ten or more storeys high)
ENGLAND 2019/20

Alignment is key to improving the electrical safety in dwellings. Unity provides clarity and consistency and must be adopted to provide assurance that regardless of the tenure or location of the home people live in, they are equally protected from electrical risks.

*The Government's five recommended safety features are: PVC wiring, modern earthing, a modern consumer unit, miniature circuit board and residual current device