



Electrical safety regulations for private landlords

Under the [Housing and Planning Act 2016](#), provision was made to allow for legislation for electrical safety standards in private rented property. The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 has now been approved by Parliament and will come into effect from 1 June 2020.

As a result any new tenancies granted on or after the 1 July 2020 must comply with the new legislation and the same will apply for all existing tenancies from 1 April 2021.

The legislation applies to all properties in the private rented sector where a property is let to one or more people as their only or main residence. They do not apply to social landlords, long leases or tenancies of 7 years or more, student housing and tenancies of hostels, refuges, care homes, hospitals or hospices.

Requirements

- Private landlords will be required to ensure that their electrical installations comply with relevant electrical safety standards set out in the present IET Wiring Regulations. Any electrical installations testing needs be carried out and reported by a suitably qualified electrical engineer. Testing must be undertaken every five years.
- Landlords are required to give the report to existing tenants within 28 days of the testing inspection visit. New tenants must receive a copy before they occupy the premises. If a local authority requests the report this must be supplied to them within seven days.

Faults

- If a report states that remedial works are required, the landlord must carry out such works, bringing any defective wiring or equipment identified up to the relevant standard under the present IET Wiring Regulations, within 28 days of the inspection (or sooner, if indicated by the report). The landlord must then confirm to the tenants and the local housing authority that the remedial works have been done.
- If a landlord fails to carry out remedial works within the specified time period, the local housing authority will be able to carry out the works itself and recover costs from the landlord. If the remedial works are non-urgent, the local housing authority must have served a remedial notice on the landlord giving the landlord an opportunity to carry out the works (within 28 days) before it does them itself.

Penalties

- As well as having the power to complete works themselves, the local authority will be able to impose a financial penalty on landlords for breach of their obligations, up to a maximum of £30,000.

Ansvar Insurance fully support these new regulations aimed at improving life safety and reducing damage to buildings. Our expectation is that safety checks or remedial works identified are only undertaken by qualified electrical contractors who are:

- on the Roll of Approved Electrical Installation Contractors issued by the National Inspection Council for Electrical Installation Contracting (NICEIC)
- a member of the Electrical Contractors Association (ECA)
- a member of The National Association of Professional Inspectors and Testers (NAPIT).

Registration or membership must be on a 'Full Scope' basis to work on commercial installations.

Risk advice line

(provided by Ecclesiastical professionals or external specialists)

Phone: **0345 600 7531**

Email: **risk.advice@ecclesiastical.com**

Risk specialists are on hand to advise you on a range of topics, including:

- property protection, security, business continuity planning
- health and safety, food safety, environmental management
- construction safety, fire safety, occupational health, water safety or asbestos.

Available Monday to Friday 9am – 5pm (excluding public and bank holidays).

For further information speak to your insurance advisor
or call us on **0345 60 20 999**

www.ansvar.co.uk

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