



Electrical safety in the Private Rented Sector

Who we are and what we do:

-  **UK charity dedicated to reducing deaths and injuries caused by electrical accidents**
-  **Influence safety standards**
-  **Work collaboratively and in partnership**
-  **Provide direct support through funding schemes**
-  **Campaign in areas of risk; including the Private Rented Sector (PRS)**

Headlines for Scotland's PRS



PRS in Scotland has more than doubled in size in last decade



Independent research indicates private tenants more at risk from electrical shock and fire



PRS has a higher level of non-decency than any other tenure



Headlines for Scotland

During 2012/13, 68% of all accidental home fires caused by electricity:

3,443 fires

5 deaths

517 injuries

Current rules for electrical safety in PRS



Repairing Standard recommends undertaking regular electrical checks; but not compulsory



Disparity with gas safety which requires landlords to carry out annual safety checks

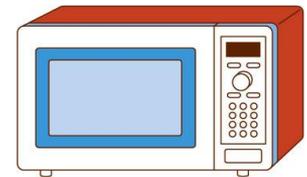
Our Call

**A requirement for five yearly checks,
by a registered electrician, of both:**

 **fixed electrical installations
in all rented property and;**



 **any electrical appliances
supplied with lets**



 **New Housing
(Scotland) Bill
introduced in 2013**

 **Included a range
of measures to
reform the PRS**



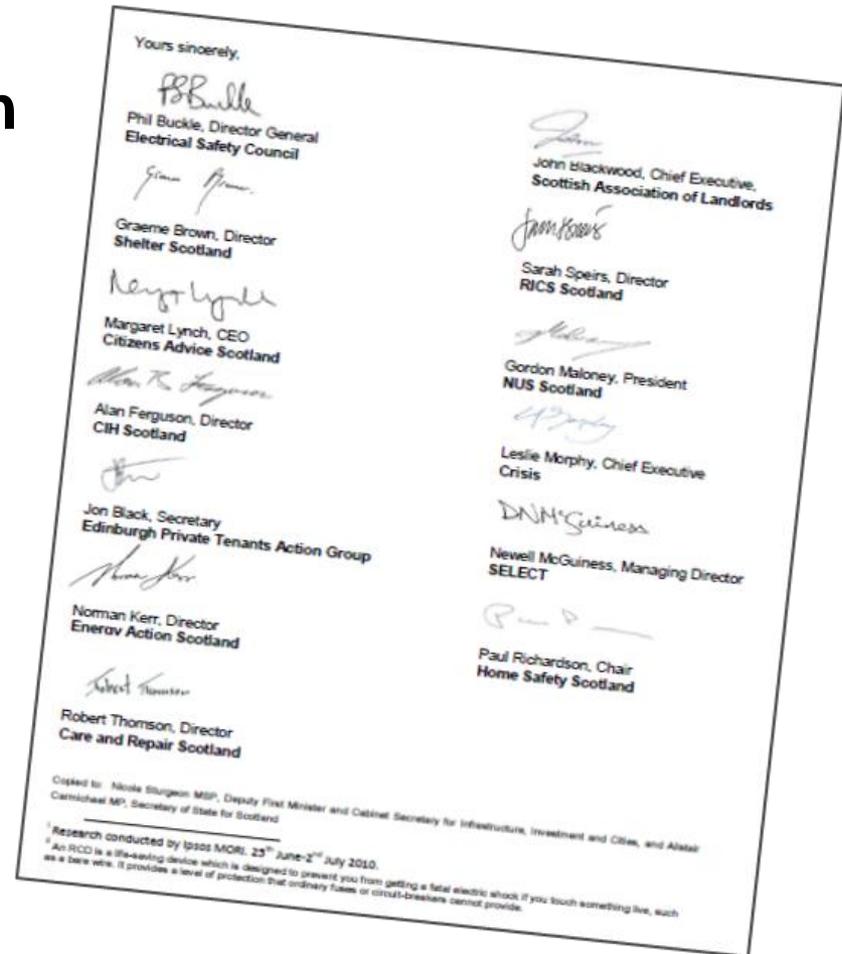
Building support



Open letter to the Scottish Government signed by 13 organisations



On-going support from Scottish Association of Landlords, Council of Letting Agents & Shelter Scotland



Political backing



← **Bob Doris MSP speaking at Electrical Safety First's parliamentary reception in May**

Far left – Maureen Watt MSP, Convenor of the Infrastructure and Capital Investment Committee



Electrical safety success

 **The Housing Bill was passed by the Parliament in June and received Royal Assent on 1st August 2014**



 **Includes a requirement for landlords to carry out electrical safety checks at least every 5 years**

What's coming up

 **New electrical safety requirements will come into force towards end of 2015**

 **Draft guidance currently being drafted by Scottish Government**

 **Enforced through complaint to the Private Rented Housing Panel (PRHP)**



How to find a registered electrician

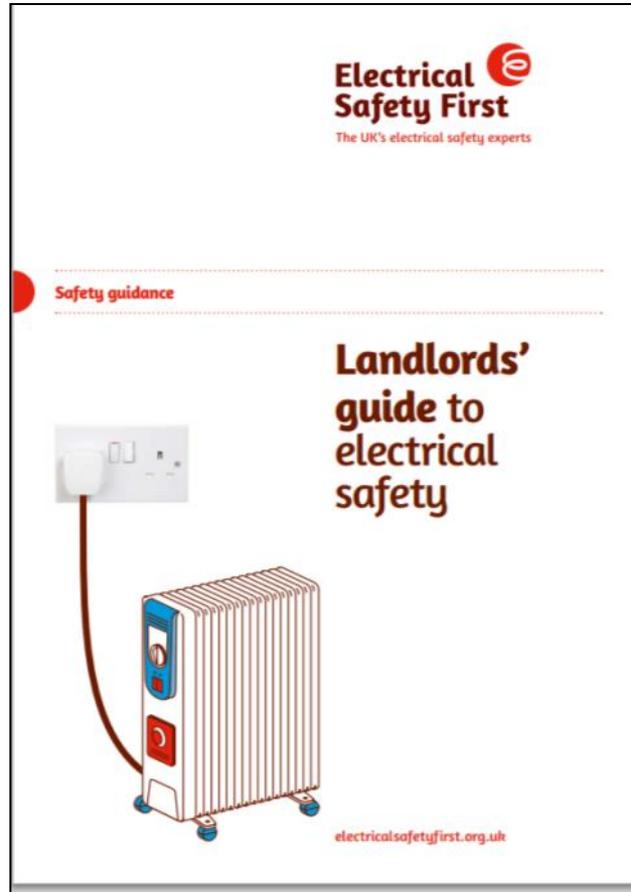


<http://www.select.org.uk/sectionindex.php?sectionid=3>



<http://www.niceic.com/Page/SearchContractors>

More information





Landlords interim checklist

Landlords interim checklist

Electrical Safety First
The UK's electrical safety experts

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 5 years)
- Actions recorded on the EICR have been addressed (risk to resolve)

Name: (Person carrying out the electrical safety check)

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

Date: (Date carried out)

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

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)

More resources

Information for tenants

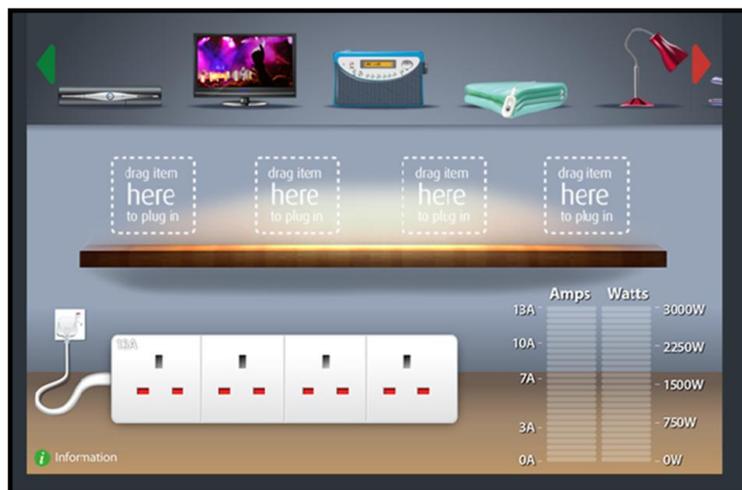
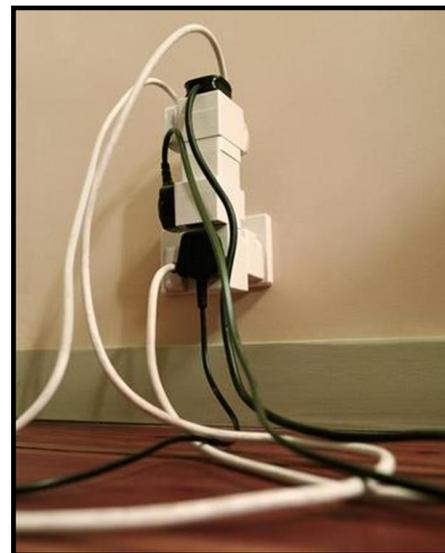


 **Free Visual
checks app**

 **Available for
use on Android
and iPhone**

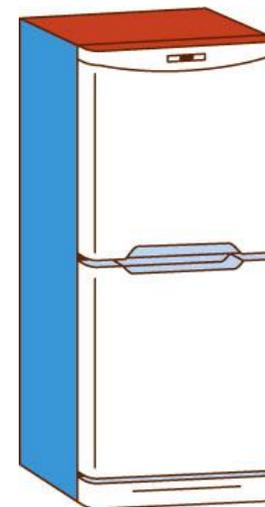
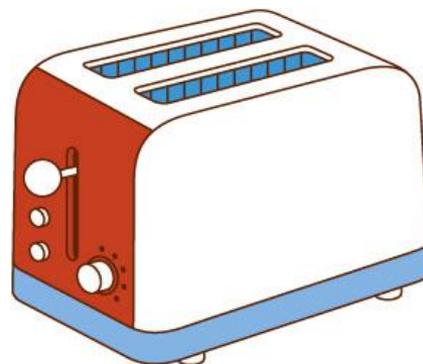


Are you overloading your electrical sockets?

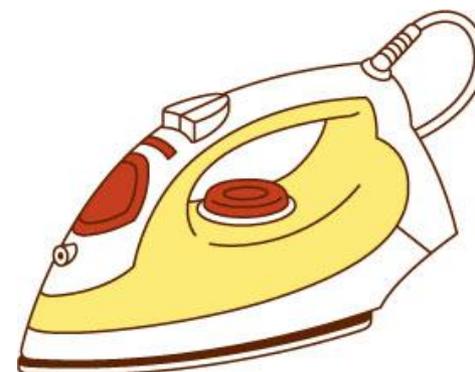


← Try our **Socket Overload Calculator**

 **Product Recall
checker**



 **Contains all the
details of electrical
products that have
been recalled since 2007**



Our website address:

www.electricalsafetyfirst.org.uk

Final thought....



Thank you

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