

PS6. ELECTRICAL SAFETY

Further Reading Handout

This is not an exhaustive coverage of the subject, but just a reminder of some of the issues covered in the talks, to help as a mental checklist.

Legislation, guidance and online information is frequently updated, so links quickly become obsolete or broken. We recommend that you check and update these at regular intervals – as the general topics do not change, you may find that searching using the words in the topic headings may bring up new links. **Do NOT take any action based on these notes until you have checked and confirmed the current state and content of the legislation, guidance and local practice.**

1. [The Electrical Safety Standards in the Private Rented Sector \(England\) Regulations 2020](#) requires regular testing of all electrical installations in private rented properties and amends HMO licensing to include the same provisions. Significant exemptions for certain tenures.

[Electrical Safety Standards in the private rented sector – landlord guidance](#)

[Best practice guide for Electrical Installation Condition Reporting](#)

Landlords may appeal notices and the forms to do so are at Residential Property ([First-tier Tribunal](#)) forms on Gov.uk

[Housing Act 2004 Schedule 4 \(HMO licence conditions\)](#) amended by the new regulations above:

Licence holder required to: -

- (a) to keep electrical appliances and furniture made available by him in the house in a safe condition;
- (b) to supply the authority, on demand, with a declaration by him as to the safety of such appliances and furniture;
- (c) where the house is in England, additionally—
 - (i) to ensure that every electrical installation in the house is in proper working order and safe for continued use; and
 - (ii) to supply the authority, on demand, with a declaration by him as to the safety of such installations;

2. [Housing Act 2004](#)

Category 1 hazards: general duty to take enforcement action

- (1) If a local housing authority consider that a category 1 hazard exists on any residential premises, they must take the appropriate enforcement action in relation to the hazard.

[Housing health and safety rating system \(HHSRS\) Guidance](#)

[Assets publishing service](#)

3. [Landlord and Tenant Act 1985 \(Section 11\)](#)

section 11 requires landlords to keep installations in the property, including the supply of electricity, in good repair and proper working order.

4. [Management of Houses in Multiple Occupation \(England\) Regulations 2007](#) (applies to some flats in converted buildings - see Housing Roles & HMO Licensing talk)

- [Reg. 7](#) - Five yearly electrical installation checks mandatory for buildings converted into and consist of self-contained flats.
- [Reg. 8](#) - In addition, fittings or appliances used in common by 2 or more households within the HMO are maintained in good and safe repair and in clean working order.

5. Licensing and Management of Houses in Multiple Occupation and Other Houses - [Miscellaneous Provisions \(England\) Regulations 2006](#) (applies to other HMOs – see Housing Roles & HMO Licensing talk)

[Schedule 3](#) – requirements either in shared or units without shared: basic amenities installations and equipment for cooking, refrigeration, freezing are fit for purpose in addition to supplying sufficient quantity of electrical sockets and appropriate extractor fans

6. [Building Regulations Part P](#)

Provides guidance for electrical work carried out within dwellings and the type of work that are notifiable and which must be certified as complying with the Building Regulations.

7. [EET \(Electrical Equipment Testing\)](#)

The name given to the testing of electrical equipment has changed. The previously known PAT testing will now be known as 'Electrical Equipment Testing' which has a broader understanding and covers more parameters within what items are included within the test.

It is understood that the emphasis is on the inspection and testing all equipment, whether portable or otherwise, references to 'PAT' have been removed from the COP. However, HSE are still referring to PAT testing on their website

- [Maintaining Portable Electric Equipment.](#)
- [Portable Appliance Testing](#) and the best practice guide 2018 has not been updated yet
- [Electrical Safety First, Best practice guide.](#)

8. Access to meters - [The Electricity Act 1989](#)

- All meters must register the correct quantity of electricity consumed and therefore must be of an approved design
The Code of Practice states that the consumer should ensure meters are accessible and properly maintained. However, rights to access are not so clearly written in the legislation as its equivalent about gas meters.
- [National Regulation](#) – Gas and Electric meters.
- [Code of Practice for meter asset managers and approved installers.](#)

9. Right of tenant to have supplies reconnected

[Local Government \(Miscellaneous Provisions\) Act 1976 for water, gas and electricity](#)

Disconnection of a supply to a tenant by a Landlord may be considered Harassment under the Protection from Harassment Act 1997

10. [Guidance on: Minimum provision of electrical socket-outlets in the home 2018](#)