



Why use a registered electrician?

Electrical work should only be carried out by competent persons with the necessary skills and training. It's easy to make an electrical circuit work - it's far more demanding to make the circuit work safely. All contractors registered with NICEIC have undergone appropriate training and assessment - demonstrating competence and having relevant qualifications and training is their only route to becoming registered.

Should I receive a certificate or report on completion of the work?

Any electrical contractor constructing a new electrical installation, or altering or adding to an existing electrical installation, should issue an Electrical Installation Certificate, which is a safety declaration confirming that their work complies with the national safety standard.

An electrical contractor reporting on the condition of an existing electrical installation should issue a Periodic Inspection Report detailing their findings and providing recommendations for any work that needs to be carried out.

The certificate or report should be fully completed and signed. Details of what you should expect to receive are given on the NICEIC website - www.niceicgroup.com.

Complaints procedure

NICEIC expects registered contractors to provide quality services to customers so, subject to certain limitations and conditions, we endeavour to resolve all complaints about the technical standard of their electrical work. Work carried out by NICEIC Domestic Installers is covered by an Insurance Backed Warranty so in the event that your contractor goes out of business and the work does not comply with Part P, NICEIC will ensure that any remedial work is completed for you. Details of the complaints procedure are given on the NICEIC website.

Contact Us:

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This document is available in other print formats. Please contact the Marketing Department on 01582 531000 to obtain a copy.



Landlords factsheet

Landlords is your property electrically sound?



If you are a landlord, you need to be sure that the electricians in your property or properties are safe. That's the law.

Dozens of people die and thousands are injured every year through unsafe electricians.

If you let property, take note of these statistics – rented properties are potentially more at risk than owner-occupier homes as they tend to get more wear and tear.

Identifying faulty electrical installations can be difficult. Especially in rented properties as tenants may have carried out electrical work themselves without requesting permission or notifying their landlord. An accident could be waiting to happen, and the electrical installation in one of your houses or flats may not comply with national safety standards and Building Regulations.

Part P of the Building Regulations

Part P of the Building Regulations for England and Wales was introduced by the government in January 2005, with an aim of reducing the number of accidents in the home related to faulty electrical installations. Similar laws apply in Scotland. It is now a legal requirement for electricians, kitchen, bathroom and gas installers, and all other trades or individuals involved in carrying out domestic electrical installation work to comply with Building Regulations.

Most electrical installations carried out in a property are now notifiable: in other words the local authority building control must be notified prior to the work being carried out. The exception is if it is carried out, inspected and certified by a person registered with a government-authorised competent person scheme such as NICEIC. Failure to comply with Part P is a criminal offence and local authorities have the power to require the removal or alteration of work that does not comply with the regulations.

Property inspections

You are advised to have a property maintenance and appliance testing procedure in place. This should ensure properties are maintained in a safe condition.

NICEIC advises that you should arrange to:

- 1 Carry out regular visual inspections, looking for obvious signs of damage such as scorch marks on socket outlets and damaged cables
- 2 Get the property inspected and tested by a competent person on change of occupancy, or at least every 10 years
- 3 Ensure formal inspection and testing more often in higher risk properties where the installation is very old, or where damage has been found in the past
- 4 Carry out regular inspections on all electrical appliances

Inspecting electrical appliances

The Department of Trade and Industry (DTI) strongly advises estate agents, letting agents, landlords and anyone else who lets furnished accommodation to seek independent advice as to who is responsible for the safety of electrical appliances supplied in the course of business.

If you are a landlord and provide any electrical appliances (cookers, kettles, toasters, washing machines, immersion heaters, etc) as part of the tenancy, the **Electrical Equipment (Safety) Regulations 1994** requires that you ensure the appliances are safe to use when first supplied. Each time the property is relet, it will be classed as supplying to that tenant for the first time.

So you need to:

Check appliances for signs of damage:

- 1 cuts or abrasions to the cable covering
- 2 cracked casing or bent pins
- 3 loose parts and screws
- 4 overheating (burn marks)
- 5 the outer covering of the cable not being gripped where it enters the plug or equipment. Look to see if the coloured insulation of the internal wires is showing

You may need to carry out a formal inspection. It should include removal of the plug cover to check:

- 1 the cord grip is holding the outer part of the cable tightly
- 2 the wires, including the earth wire where fitted are attached to the correct terminals
- 3 no bare wire is visible other than at the terminals

- 4 the terminal screws are tight
- 5 there is no sign of internal damage, overheating or entry of liquid, dust or dirt

Most of these checks apply to extension leads and their plugs and sockets. But some faults cannot be detected in this way, such as lack of continuous earths, which for some equipment, is essential for safety. All earthed equipment should have an occasional combined inspection and test to look for faults. Combined inspection and testing should be carried out where there is reason to suspect the equipment may be faulty or damaged or contaminated, but where this cannot be confirmed by visual inspection. Combined testing should also be carried out after any repair or similar work to the equipment.

Extension leads warning

Use of extension leads should be avoided where possible. If used, they should be tested as portable appliances. It is recommended that 3-core leads (including a protective earthing conductor) be used.

A standard 13 amp, 3-pin extension socket outlet with a 2-core cable should never be used even if the appliance is Class II (music system, TV and video), as it would not provide protection against electric shock if used at any time with an item of Class I (cookers, washing machines, refrigerators, irons, dishwashers).

Portable Equipment Outdoors

In domestic premises, all socket outlets, which may be used for portable equipment outdoors, should be protected by an RCD (a safety device that switches off the electricity automatically when it detects an earth fault) to provide protection against electric shock.

Socket outlets installed below kitchen worktops may usually be considered to be unavailable for connection of outdoor portable equipment, and would therefore not be required to be RCD protected. It is wise to exclude socket outlets intended for refrigerators and freezers from circuits which require sensitive RCD protection.

Which electrician should I choose?

NICEIC acts under licence from the Electrical Safety Council, as the electrical contracting industry's independent voluntary regulatory body that has been assessing the competence of electrical contractors since 1956. NICEIC is dedicated to promoting safe electrical installations in the home, and places of work and leisure.

NICEIC has a register of around 20,000 Approved electrical contractors and Domestic Installers and other businesses involved in domestic, commercial and industrial electrical work located throughout the UK and Northern Ireland. To find an electrician in your area call 0870 013 0382 or visit www.niceicgroup.com.

Competent contractors

NICEIC registered businesses are assessed every year to ensure they comply with national safety standards and codes of practice. The assessment covers a representative sample of the contractors' electrical work, documentation, and in some cases their premises, and the competence of their key supervisory staff.

Contractors are assessed against the national standard for the safety of electrical installations, British Standard BS 7671: Requirements for electrical installations (also known as the IEE Wiring Regulations). They must also comply with the electrical safety requirements of any other applicable Codes of Practice, such as those for fire alarms, emergency lighting.

In England and Wales, it is a legal requirement for electrical work carried out in and outside the home to comply with Part P of the Building Regulations. The easiest way to be sure that your electrician complies with the law is to employ one registered with a government authorised scheme, such as the NICEIC Domestic Installer scheme.

Registration with NICEIC is voluntary - however, electrical contractors that are competent and conscientious about the service they offer customers consider registration a priority.