**Introduction**

About 70 deaths and 350,000 injuries in UK homes are caused by faulty electrics and electrical equipment every year. Almost half of all accidental house fires are caused by electricity.

As your landlord, we are required by law to ensure your home’s electrical installation and wiring are safe when you move in and that they are maintained in a safe condition throughout your tenancy.

**What we will do**

We will arrange for an electrician registered with one of the government-approved schemes to test and inspect all the homes we manage (and any communal areas) every five years. For new developments we receive an electrical installation certificate which lasts for 10 years, after which we will arrange for a new test and inspection report.

We also carry out a visual inspection of the condition of the electrics in our properties before re-letting them to new tenants.

We also ensure any appliances we supply are safe to use and are CE marked.

In our schemes with communal electrical supplies we will share with you the safety certificates should you wish to see a copy.

**What you can do**

You must [inform us](https://www.hyde-housing.co.uk/contact-us/) of any electrical problems as soon as they occur and we will arrange for an electrician to come to your home. Never carry out electrical repairs yourself.

If you wish to carry out any alterations to your home, including alterations to light fittings you will need to contact us for permission and we will write to you setting out the conditions attached to any permission granted.

**You should take the following additional precautions:**

* Make sure you know where your fuse box is, so you can turn the mains switch off in an emergency
* Never overload sockets or plug adaptors into other adaptors
* Maintain any electrical items you bring into your home
* Ensure plugs and sockets are not visibly damaged and replace if necessary
* Check visible leads and cables are in good condition and replace if necessary
* Check light fittings are not visibly damaged and in good condition; [contact us](https://www.hyde-housing.co.uk/contact-us/) if you think they need repairing or replacing
* Always use an RCD (residual current device) on outdoor electrical equipment (this instantly turns off the power if there is a fault and can be found in any DIY store)
* Never store combustible materials near the fuse box or the electricity meter
* Never store anything on top of a microwave
* Never run cables under carpets or rugs
* Never take mains-powered electrical items into the bathroom
* Always switch off electrical items when you are not using them.

**For leaseholders**

As a leaseholder or shared owner, you are responsible for the maintenance of the electrical installations in your property. We recommend that you to have them checked for safety every 5 years, or once your home becomes 10 years old; as well as seek advice from an electrician if you notice any faults with the installations or your appliances.

You can use your own electrician registered with one of the government-approved schemes, or we can provide you with details of ours.

Within our mixed tenure housing schemes, we will write to all leaseholders when we are scheduling the inspection of our rented properties in the event you wish to take advantage of the electrician’s attendance. Should you choose to have your electrical installation inspected by our contractor, we will request that they invoice you directly.

**For more information**

Electrical Safety First is the UK charity dedicated to reducing deaths and injuries caused by electrical accidents. Their aim is to ensure everyone in the UK can use electricity safely. For more electrical safety advice, visit their website at [www.electricalsafetyfirst.org.uk](https://www.electricalsafetyfirst.org.uk/)

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