

Introduction

About seventy deaths and 350,000 injuries in UK homes result from faulty electrics and electrical equipment every year. Electrical faults account for almost half of all accidental house fires. As your landlord, under the Landlord and Tenant Act 1985, we must ensure your home's electrical installation and wiring are safe when you move in and are in a safe condition throughout your tenancy.

What we will do

Once every five years, we will arrange for an electrician, registered with one of the government-approved schemes to assess the electrical installations of our homes and communal areas we manage and confirm its condition in an Electrical Installation Condition Report. We will share the communal electricity safety certificate on the scheme noticeboard.

We also ensure any electrical equipment we supply in communal areas are CE marked and have a Portable Appliance Test in accordance with recommended timescales. We include any white goods provided as part of your tenancy in the five yearly Electrical Installation Condition Report. We also conduct visual inspections of the condition of the electrical installations in our properties before re-letting them to new tenants.

What you can do

You must inform us of any electrical problems as soon as they occur and we will arrange for an electrician to come to your home. Never complete electrical repairs yourself. If you wish to complete any alterations to your home, including alterations to light fittings you will need to contact us for permission. 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 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).
- 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 five years, or once your home becomes ten 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. The website provides important guidance on registering electrical appliances in the event of a manufacturer safety recall. For more electrical safety advice, visit their website at www.electricalsafetyfirst.org.uk