



# Electrical Safety in the Private Rented Sector

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# Electrical Safety First



**Electrical Safety First is a UK charity committed to reducing deaths and injuries caused by electrical accidents at home and at work.**



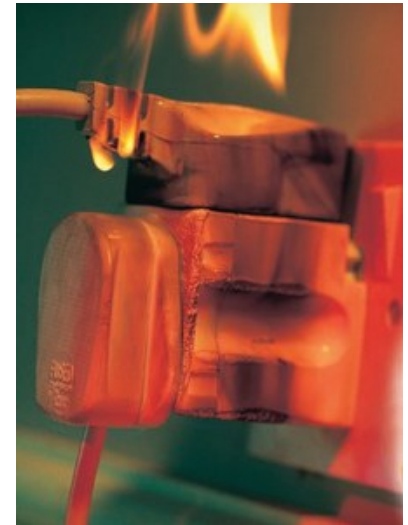
## What we do:

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- **Campaign in areas of risk;**
- **Influence safety standards;**
- **Work collaboratively and in partnership;**
- **Provide direct support through funding schemes: including Gable Shelter and Fold Housing Assoc.**

# The Headlines for Northern Ireland

- During 2014-15, **over two thirds** of all accidental house fires in Northern Ireland **were caused by electricity.**



- Our research shows that **private tenants** are more likely to experience an electric shock than owner-occupiers.

# Most accidents caused by

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- Faults
- Misuse
- Damage – accidental or deliberate
- Deterioration over time
- Inadequate maintenance
- Items placed too close to heat sources

# How to improve electrical safety:

- Northern Ireland should follow Scotland and **introduce mandatory electrical safety checks in the PRS**;
- Bring regulation in line with **gas safety**;
- **Opportunity to improve safety standards** through Department for Social Development's review into the PRS and Fitness Standard.

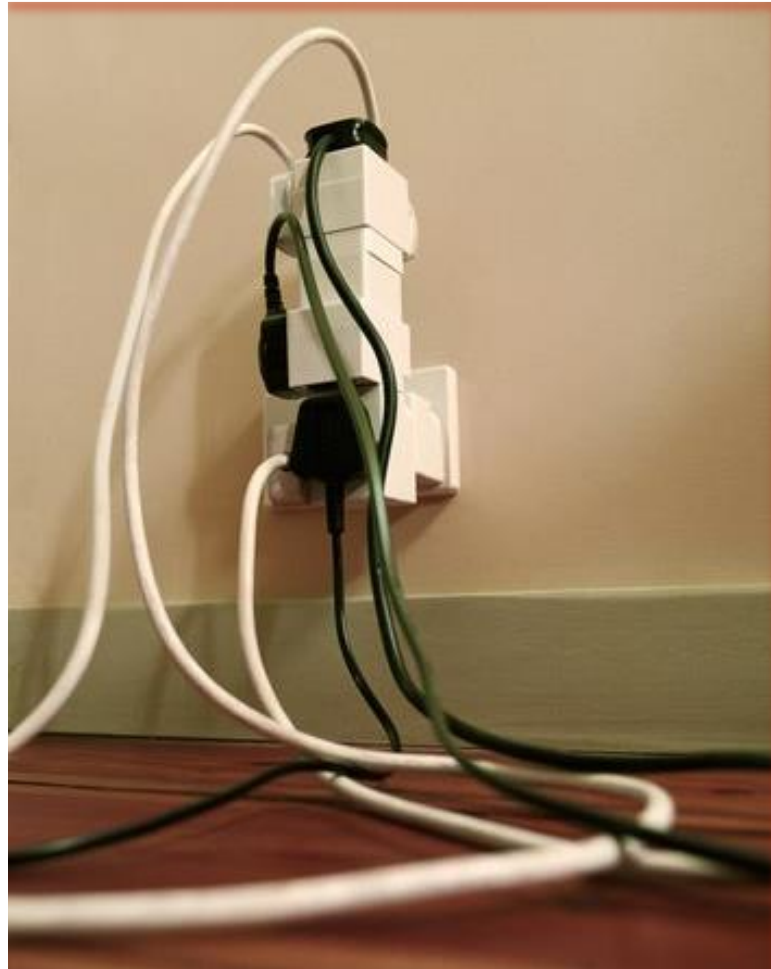


# How to improve electrical safety:

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- All work carried out by **competent, registered electrical professionals**;
- Act appropriately on the recommendations of a condition report and carry out **visual checks on change of tenancy**.
- Carry out interim visual inspections

# So what can we look out for in rented properties?













# Checking appliances are safe

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- Regular inspection of portable appliances
- Work done by suitably competent persons
- Act appropriately on the inspector's recommendations
- Regular user checks

# Signs of damage in appliances and flexes

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# And in between formal inspections

  
**Electrical  
Safety First**  
The UK's electrical safety experts

## Landlords interim checklist

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### Electrical safety checklist

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**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  
*(Tick to confirm)*

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**Name:** *(Person carrying out the electrical safety check)* **Date:** *(Date carried out)*

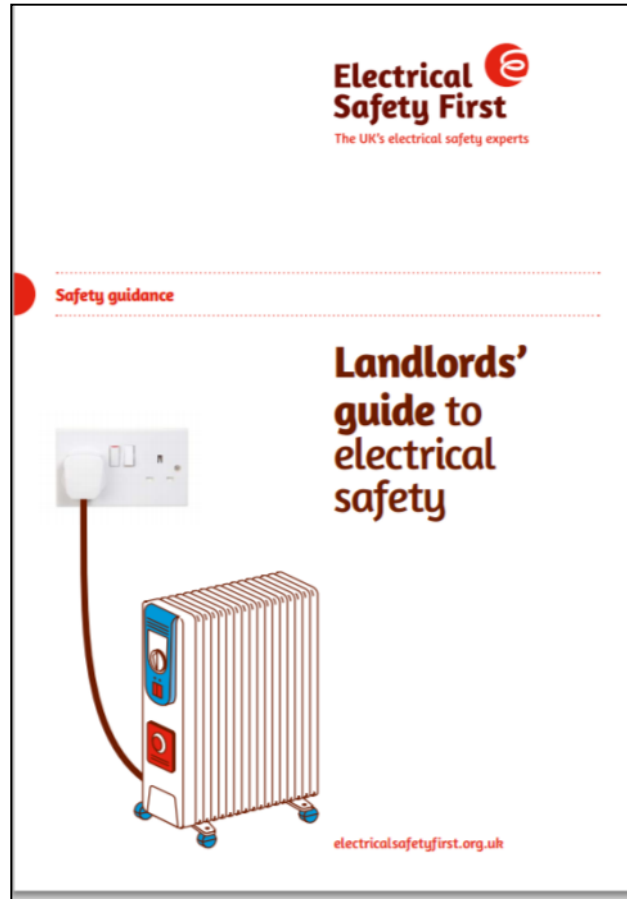
**Address of property:** *(Print the full address of the property being checked)*

**Checklist summary:** *(Provide details of the electrical safety risk(s) and state the required action)*

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)*

# Information for Landlords



# Information for Tenants



# Socket Overload Calculator

drag item here to plug in

drag item here to plug in

drag item here to plug in

drag item here to plug in

Amps	Watts
13A	3000W
10A	2250W
7A	1500W
3A	750W
0A	0W

Information

# Any questions?

## Contact details:

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**Thank you.**



Electrical Safety First is the UK charity  
dedicated to reducing deaths and  
injuries caused by electrical accidents.  
Our aim is to ensure everyone in the  
UK can use electricity safely.

[electricalsafetyfirst.org.uk](http://electricalsafetyfirst.org.uk)

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