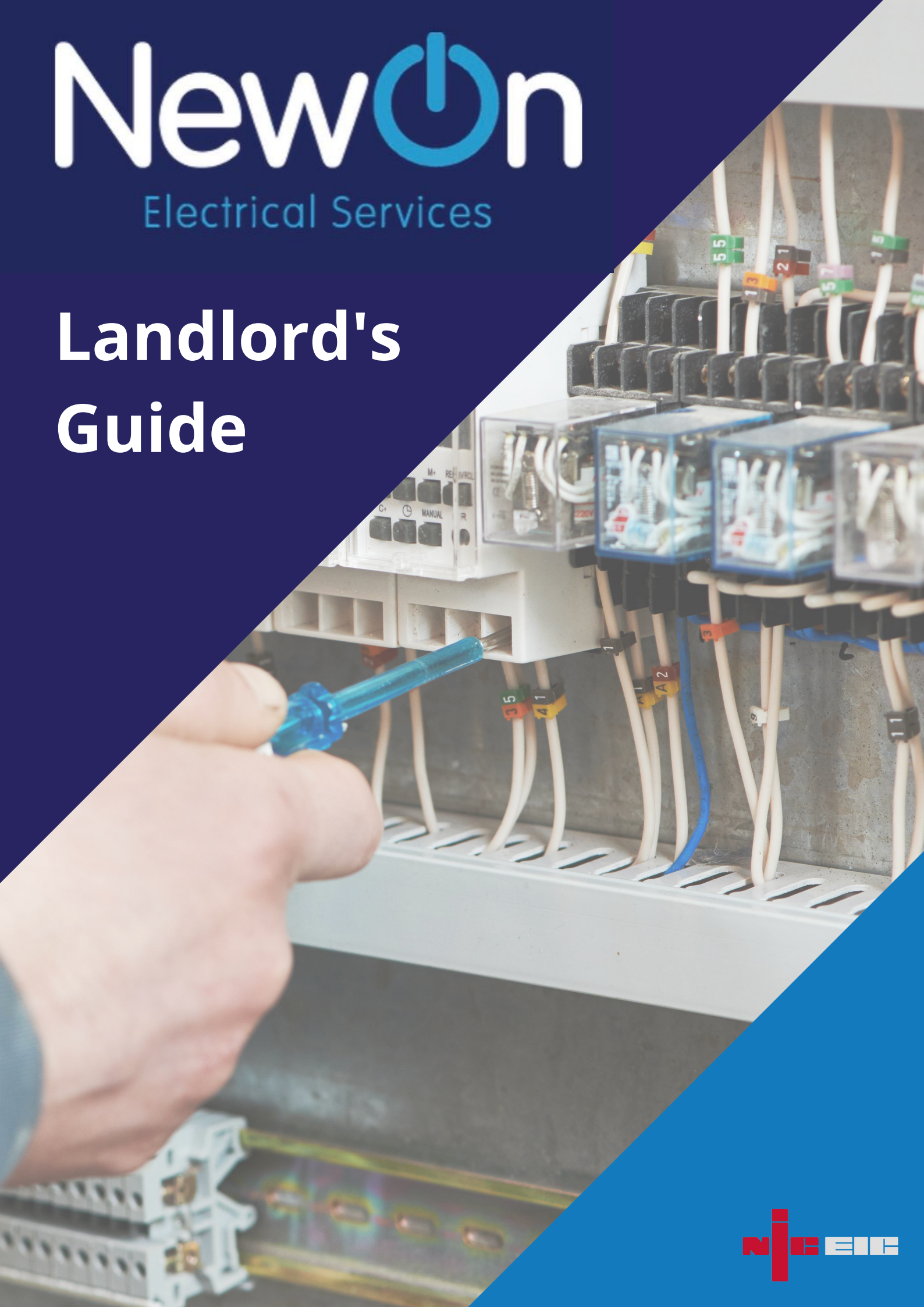


NewOn

Electrical Services

Landlord's Guide



WHY YOU NEED THIS GUIDE & HOW IT CAN HELP YOU

NewOn Electrical have produced this guide to help landlords understand their responsibilities for electrical safety checks in their rental properties and to provide advice on what is required to ensure the safety of tenants.

The UK has a relatively good record of electrical safety but recent figures show that in a typical year:

There is an average of 70 deaths and 350,000 injuries in UK homes related to faulty electrics and equipment.

More than 50% of domestic fires are caused by poor electrical faults.

It is estimated there will be approximately 20,000 electrical related fires in peoples homes; resulting in around 50 deaths and 3500 injuries.

Most domestic accidents involving electricity arise through faults, or misuse of, the electrical installation or domestic appliances.

The three major hazards from electricity in the home are electric shock, fire and burns.

These can occur through:

- The electrical installation and the appliances deteriorating over time.
- Misuse of the installation and appliances.
- Damage to electrical fixtures and appliances.
- Vandalism.
- Poor or lack of maintenance.



THE LAW AND WHAT YOU SHOULD KNOW

Landlords have a legal duty to ensure their rental property, and any electrical equipment provided, is safe before a tenancy begins and throughout its duration.

5 Year Electrical Checks As of 1st June 2020, private Landlords in England are required to have the electrical installation in their rental properties checked by a qualified electrician to ensure that they are safe.

This means:

- **Electrical installations must be inspected and tested prior to the start of a new tenancy with effect from 1st July 2020.**

- **Checks must be carried out on any existing tenancies by 1st April 2021**

These checks must then be carried out on a 5 year basis. A copy of the most recent electrical safety condition report (EICR) must be provided to both new and retained tenants.

If the inspection reveals any action that needs to be taken, this remedial works must be carried out within 28 days. It must meet British Standard BS7671, with appropriate certification issued.

As the landlord, you are responsible for making sure that the person who completes the check is suitably qualified.

Using **NewOn Electrical** will give you the confidence that this has been achieved.



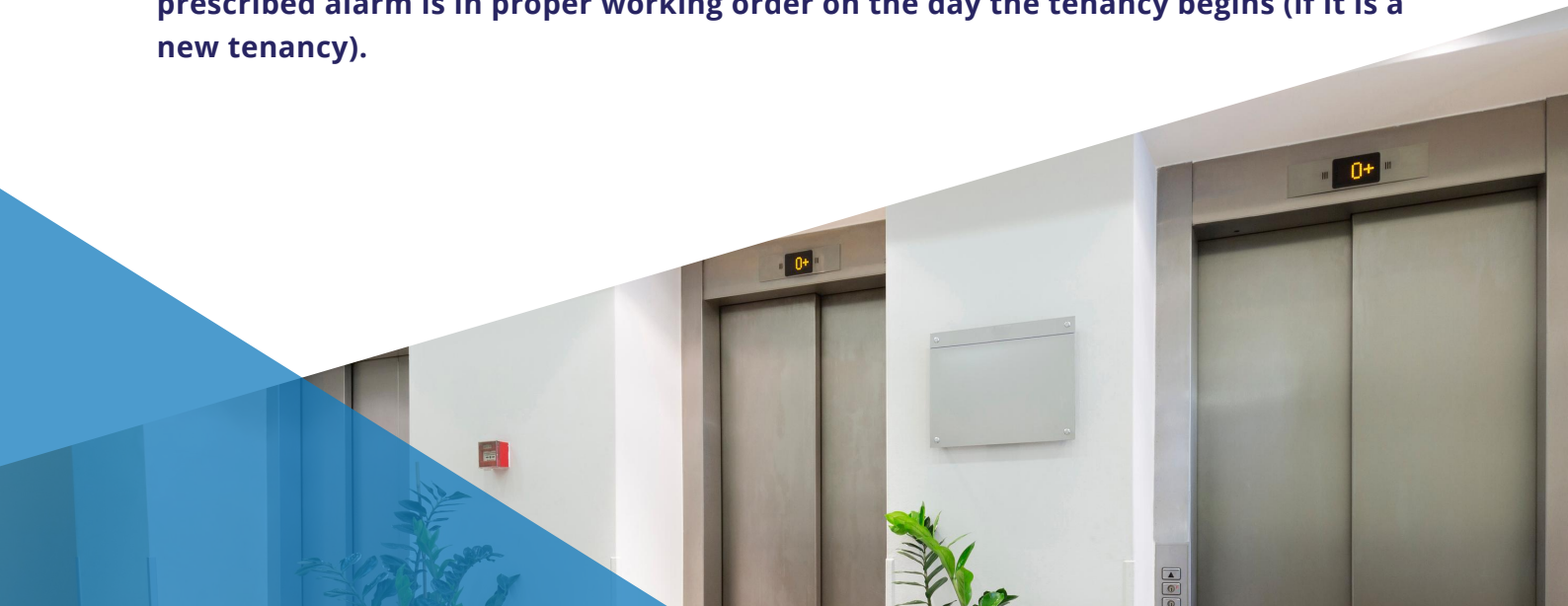
COMMUNAL AREAS

Landlords are responsible for the communal areas of a house, block of flats, or an estate that Residents use in common with other tenants, such as:

- Entrance halls and foyers
- Lifts and stairwells
- Corridors
- Landings
- Kitchens and bathrooms
- Laundries
- Gymnasiums
- Swimming pools and other leisure facilities
- Parking and refuse areas
- Pathways
- Gardens
- Smoke Alarms and CO2 Detectors

From 1st October 2015, when properties are occupied, the landlord must ensure that:

- A smoke alarm is installed on each storey of the premises on which there is a room used wholly or partly as living accommodation;
- A carbon monoxide detector is installed in any room of the premises which is used wholly or partly as living accommodation and contains a solid fuel burning combustion appliance;
- Checks must be made by, or on behalf, of the landlord to make sure that each prescribed alarm is in proper working order on the day the tenancy begins (if it is a new tenancy).



HOW WE CAN HELP YOU

Here at **NewOn Electrical** we understand how busy Landlords and Letting Agents are. We understand how time consuming and stressful it can be to keep up to date with electrical laws.

We take the stress away, to free up time for Landlords and Letting Agents and ensure the electricity and appliances in the property meet current regulations.

We have numerous engineers that are qualified to industry standards (NICEIC, Napit) and we offer the services listed below:

- **Carbon monoxide detector installation**
- **Smoke alarm and CO2 tests**
- **Electrical breakdowns**
- **Domestic Condition Reports (EICR)**
- **Communal Condition Reports (EICR)**
- **Booking of appointments**
- **Remedial works**
- **Smoke alarm installation**



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