



# Landlord's Factsheet

Making sure your property is electrically sound



**“When we are planning electrical maintenance at any of our 350 properties in the Midlands, we always specify NICEIC contractors for guaranteed peace of mind”**

Philip Jackson  
Director, Maguire Jackson, Birmingham

To find out more **click or call**

**[www.niceic.com](http://www.niceic.com)**

**0843 290 3476**



# As a landlord, it is your responsibility under law to make sure that the electrics in your property are safe.

Failure to do so could have disastrous consequences, however, NICEIC has all the information, help and assistance you need to keep your electrics in perfect working order.

## Why NICEIC?

NICEIC acts as the electrical contracting industry's independent voluntary regulatory body for electrical installation safety matters throughout the UK.

Not only does NICEIC have the highest number of Part P approved contractors on its register, it maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements. NICEIC Registered Contractors are independently assessed on an annual basis to ensure that they comply with national safety standards and codes of practice.

The government requires all registered electrical contractors to provide an insurance backed warranty to their customers. NICEIC has gone one better and insists that a warranty is mandatory on all notified electrical installation work.

If the electrical contractor you choose is NICEIC registered, you are in safe hands.

Electrical safety is a serious business; unsafe electrical installations cause around 30 deaths and nearly 4,000 serious injuries each year. What's more, most accidents can be prevented.

Statistically, rented properties are more at risk than owner/occupier homes, as they tend to get more wear and tear.

It is crucial that landlords regularly identify and monitor the condition of electrics in their rented property. If a tenant carries out their own electrical work without notifying you, they may have made the electrics unsafe and non-compliant with current electrical regulations, including Part P of the Building Regulations.

## **Part P**

Part P of the Building Regulations is there for your safety.

It was introduced in England and Wales on the 1st January 2005 in order to reduce the number of accidents in the home related to faulty electrical installations.

In essence Part P means that any electrical installation work carried out will be of the highest standard, and that your tenants will be safer as a result. It brings the electrical contracting industry in line with other trades such as gas fitting and maintenance.

Complying with Part P is something that you must do. Failure to meet the requirements of Part P is a criminal offence and local authorities have the power to enforce the removal or alteration of work that does not meet the necessary standards.

## **What does Part P Cover?**

Part P applies to all fixed installations after the distributor's meter in houses and flats. This also extends to common access areas, shared amenities in flats and electrical installations in or on land associated with buildings.

If you are in any doubt about whether the work you need carrying out falls within the remit of Part P, a registered electrical contractor will be able to tell you.

Visit **[www.niceic.com](http://www.niceic.com)**, email **[enquiries@niceic.com](mailto:enquiries@niceic.com)** or call **0843 290 3476** to find your local NICEIC electrician.

## **Inspecting electrical appliances**

As a landlord it is your duty to be vigilant. One way to do this is to regularly inspect the electrical appliances within your rented property.

The Electrical Equipment (Safety) Regulations 1994 requires that you ensure appliances are safe to use when first supplied. So, if you supply items such as kettles, toasters, washing machines, or almost anything else with a plug on the end, you need to check them regularly.

Here are some signs to look for:

- Cuts or abrasions to cable coverings
- Cracked casing or bent pins
- Loose parts and screws
- Burn marks
- The outer covering of the cable not being gripped where it enters the plug or equipment

You may need to do a formal inspection, which requires the removal of the plug cover to check things such as:

- The cord grip is holding the outer part of the cable tightly
- The wires are attached to the correct terminals
- No bare wire is visible other than at the terminals
- The terminal screws are tight
- There is no sign of internal damage

It is also best to avoid the use of extension leads. If they are used, they should be tested as portable appliances.

All socket outlets, which may be used for portable equipment outdoors, should be protected by a residual current device (RCD). This will provide protection against electric shock.

## **What you must do**

You must ensure that any electrical contractor you employ to carry out electrical installation work in your rented property, is registered with a government authorised Part P scheme – like the NICEIC's Domestic Installer Scheme – and deemed to be a 'competent person'.

If they are, they will be able to self-certify their electrical installation work. If they are not, Building Control will have to be notified before work commences.

Don't be afraid to question a contractor about their Part P competent persons status. All contractors registered with NICEIC have undergone appropriate training and assessment, and they'll be happy to answer any questions that you may have.

Always choose an NICEIC registered electrical contractor.

Call **0843 290 3476** or visit **[www.niceic.com](http://www.niceic.com)**

# Additional Services

## NICEIC Consulting

Whether you specify electrical or gas installation work, NICEIC Consulting clients can benefit from significant time and cost savings on project specifications. With over 15 years consulting experience, NICEIC Consulting support clients to avoid technical pitfalls, reduce disputes, minimise complaints, decrease costs and enhance safety.

NICEIC Consulting works with a broad spectrum of clients including social landlords, local authorities, central government departments, private landlords, facilities management organisations, FMCG companies and major retailers, to ensure safety, legality and best value.

Please call **0500 600 545** or email: **consulting@niceic.com** to find out more.

## NICEIC Insurance Services

NICEIC Insurance Services offer Landlords Insurance. We can provide cover for up to 50 properties under one policy as well as providing cover for a wide range of property types including Industrial and commercial premises.

Want to know more? Call our experienced team on **0845 601 2376** or visit **www.niceicinsurance.com**

[www.niceic.com](http://www.niceic.com)

NICEIC  
Warwick House,  
Houghton Hall Park,  
Houghton Regis,  
Dunstable,  
LU5 5ZX

**0843 290 3476**

