Electrical safety in the Private Rented Sector
Who we are and what we do:

- UK charity dedicated to reducing deaths and injuries caused by electrical accidents
- Influence safety standards
- Work collaboratively and in partnership
- Provide direct support through funding schemes
- Campaign in areas of risk; including the Private Rented Sector (PRS)
Headlines for Scotland’s PRS

- PRS in Scotland has more than doubled in size in last decade

- Independent research indicates private tenants more at risk from electrical shock and fire

- PRS has a higher level of non-decency than any other tenure
During 2012/13, 68% of all accidental home fires caused by electricity:

3,443 fires
5 deaths
517 injuries
Current rules for electrical safety in PRS

- Repairing Standard recommends undertaking regular electrical checks; but not compulsory

- Disparity with gas safety which requires landlords to carry out annual safety checks
A requirement for five yearly checks, by a registered electrician, of both:

- fixed electrical installations in all rented property and;
- any electrical appliances supplied with lets
Opportunity

 риск for New Housing (Scotland) Bill introduced in 2013

 included a range of measures to reform the PRS
Building support

- Open letter to the Scottish Government signed by 13 organisations

- On-going support from Scottish Association of Landlords, Council of Letting Agents & Shelter Scotland
Political backing

Bob Doris MSP speaking at Electrical Safety First’s parliamentary reception in May

Far left – Maureen Watt MSP, Convenor of the Infrastructure and Capital Investment Committee
Electrical safety success

The Housing Bill was passed by the Parliament in June and received Royal Assent on 1st August 2014

Includes a requirement for landlords to carry out electrical safety checks at least every 5 years
What’s coming up

- New electrical safety requirements will come into force towards end of 2015
- Draft guidance currently being drafted by Scottish Government
- Enforced through complaint to the Private Rented Housing Panel (PRHP)
How to find a registered electrician


http://www.niceic.com/Page/SearchContractors
More information
Resources

Landlords interim checklist

electricalsafetyfirst.org.uk
More resources

Information for tenants
Resources

🔥 Free Visual checks app

🔥 Available for use on Android and iPhone
Are you overloading your electrical sockets?

Try our Socket Overload Calculator
Resources

Product Recall checker

Contains all the details of electrical products that have been recalled since 2007
Our website address:

www.electricalsafetyfirst.org.uk
Final thought....
Thank you

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