

Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020

Landlords of privately rented accommodation must:

- Ensure the electrical installations in their rented properties are inspected and tested by a **qualified and competent person** at least every 5 years.
- Obtain a report from the person conducting the inspection and test which gives the results and sets a date for the next inspection and test.
- Supply a copy of this report to the existing tenant within 28 days of the inspection and test.
- Supply a copy of this report to a new tenant before they occupy the premises.
- Supply the local authority with a copy of this report within 7 days of receiving a request for a copy.
- Retain a copy of the report to give to the inspector and tester who will undertake the next inspection and test.
- Where the report shows that remedial or further investigative work is necessary, complete this work within 28 days or any shorter period if specified as necessary in the report.
- Supply written confirmation of the completion of the remedial works from the electrician to the tenant and the local authority within 28 days of completion of the works.

Choosing a qualified and competent person

The electrical safety industry has established a competent person scheme. Landlords are strongly recommended to choose a person who is registered on the scheme and is approved for testing and inspection. This can be checked on their website;

<https://www.electricalcompetentperson.co.uk/>

If the electrical inspector is not registered on the scheme, or approved for testing and inspection, it will be the landlord's responsibility to gain sufficient evidence to satisfy themselves, and the local authority, that the electrical inspector is competent. This will involve requiring the electrical inspector to provide proof of:

- Adequate insurance (this should include at least £2 million public liability insurance and £250,000 professional indemnity insurance).
- A qualification covering the current version of the wiring regulations (BS 7671).
- A qualification covering the periodic inspection, testing and certification of electrical installations.
- At least two years' experience in carrying out periodic inspection and testing.

It is important to be able to demonstrate a person is qualified and competent to provide an electrical report, otherwise it will not be accepted by Newcastle-under-Lyme Borough Council. Landlords would also be risking non-compliance with insurance requirements and putting the health of tenants at risk.