

Landlords' edition



Are your tenants safe?

Be safe. Choose ElectricSafe.



www.electricsaferegister.co.uk

Are your electricians safe?



Be safe.

Choose
ElectricSafe.

Do you need additional electrical sockets installed? Do you have a faulty fuse box that you need replacing? You might need a whole house rewiring or maybe you have wiring in your property that looks unsafe like these photos.

Whatever work you're having done, you need to make sure that the work completed is done to the correct standards, meets certain legal requirements and above all else is SAFE!

Do you
know...?

...About
Part P?



Part P of the Building Regulations covers electrical work completed on domestic homes. It states that certain electrical work needs to be notified to your local council.

Prior to work being carried out, your Local Authority Building Control Department (LABC) must be notified, for which there is a charge. Should you employ a Registered Competent Electrician they will notify the work to the Local Authority Building Control Department for you and, in most cases, saving you time and money.

Once the work is completed, the electrician will then issue you with a Compliance Certificate.

As a landlord it is your responsibility to make sure the work is safe.

Who is responsible for making sure the work meets the requirements?



As the landlord, you are responsible for making sure any work carried out on your property complies with the current Building Regulations.

If you attempt to do the work yourself, you could be putting your life and your tenants lives at risk, if the work is done incorrectly. Also, if the LABC isn't notified and the work doesn't comply with the Building Regulations, you could face a fine of up to £5,000 per item not complying.

If you get a registered electrician to do the work, the work will be notified on your behalf and they will provide you with a Compliance Certificate.



How do I check whether my work needs to be done by a registered electrician?



It is recommended that any electrical work is carried out by a Registered Competent Electrician.

When it comes to fitting a new boiler or gas fire, most landlords wouldn't dream of doing the work themselves or hiring someone that may not be fully qualified and experienced.

Electricity can be just as dangerous as gas and therefore you need to make sure to hire a competent electrician, such as an ElectricSafe electrician, by searching the ElectricSafe website.

Introducing ElectricSafe



ElectricSafe is a register of competent electricians
within England & Wales

All ElectricSafe electricians are members of a Government Approved Competent Person Scheme.

All electricians on the ElectricSafe Register are competent, meet strict qualification requirements and are assessed regularly to ensure their ongoing competence.

Why should I use an ElectricSafe registered electrician?



Electrocution and electrical fires that result from poorly installed or improperly checked systems are still causing injury and fatalities. A lack of proper understanding and awareness in this area means rogue traders and misguided DIY enthusiasts could be putting lives at risk.

By using an ElectricSafe registered electrician you can:

- ✓ Protect yourself and your tenants
- ✓ Avoid extra costs through notifying the LABC, as the electrician will do this for you
- ✓ Ensure the work is done correctly, safely and legally
- ✓ Avoid any fines or prosecution through incompetent work
- ✓ Avoid your property insurance being invalidated



Be safe.

Make the
right choice.

Choose
ElectricSafe.

Where can I find
a registered
electrician in
my area?



Search for an ElectricSafe electrician by visiting the website at
www.electricsaferegister.co.uk

or email:

info@electricsaferegister.co.uk
for more information.

Or call ElectricSafe on
0845 548 0353



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