

London electricity regulations

This guidance is for tenants of private landlords who are renting in England. This guidance is about the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020. These Regulations mean that:

These Regulations do not cover social housing. Council tenants or tenants of housing associations should contact their housing provider if they are worried about the electrics in the property. These Regulations also do not cover tenants who live with their landlord (lodgers).

Electrical installation: The "fixed" electrical parts of the property, like the wiring, the plug sockets, the light fittings and the consumer unit (sometimes called a fuse box). This does not include appliances that aren't "fixed", such as cookers, fridges and televisions.

Local council: In this guide we refer to your local housing authority as your local council. The local housing authority has the power to make landlords comply with the Regulations and can be the borough council, district council, city council or "unitary authority".

We really value the contribution made by good landlords. Most landlords provide well-maintained and quality accommodation for their tenants. However, a significant minority fail to do so, and this can put tenants' safety at risk.

Landlords are already legally required to keep the electrical installations - the wiring, the plug sockets, the consumer units, the light fittings - in their property safe and in proper working order. It is best practice for all landlords to organise periodic inspections and testing and to provide a report to the tenant.

The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 build on this and help further reduce deaths and injuries due to electric shocks and fires caused by electrical faults. They will do this whilst not placing excessive burdens on electrical testers and inspectors, landlords, letting agents and local authorities.

The Regulations follow the recommendations of the Electrical Safety Working Group, which was made up of industry stakeholders and experts in public safety. A public consultation sought views on the working group's recommendations and revealed widespread support for mandatory electrical safety checks.

For this reason, we have written guidance for landlords, tenants and local authorities to address the concerns people may have about carrying out work to ensure that properties are kept in good repair and free from hazards.



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Under these Regulations, landlords must now get the electrical installation checked at least every 5 years by a properly qualified person. The electrical installation must be safe and your landlord must give you proof of this.

Contact us for free full report

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