Guidance for NAPIT Electrical Members

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

Overview of the Regulations:



Landlords in the Private Rented Sector (PRS) must ensure every electrical installation in their residential premises is inspected and tested at intervals of no more than 5 years by a qualified and competent person.

These Regulations apply in England to -

- **A** all new specified tenancies from 1st July 2020; and
- **B** all existing specified tenancies from 1st April 2021.

Although it is likely to be the case and is recommended by NAPIT, the Regulations do not actually specify that an Electrical Installation Condition Report (EICR) must be used to record the inspection and test results, rather the terminology used is 'report'.



Where an Electrical Installation Safety Report identifies urgent remedial work (this would be C1 or C2 observation on an EICR) or requires Further Investigation (FI), the private landlord must ensure that this required work is carried out by a qualified and competent person within:

- **A** 28 days; or
- **B** the period specified in the report if less than 28 days, starting with the date of the inspection and testing.

There is no definition of ' qualified and competent' within the Regulations but the Government Guidance for Landlords will advise landlords to use a member of a scheme which has verified such competence and within which scheme members would be held accountable.



Membership of NAPIT's Electrical Inspector Scheme will verify you meet the 'qualified and competent' requirement set out within the Regulations to undertake Electrical Inspection and Testing work in line with these Regulations.

Membership of NAPIT's Electrical Competent Person Scheme will verify you meet the 'qualified and competent' requirement set out within the Regulations to undertake Electrical Installation remedial work or further investigation in line with these Regulations.

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Requirements of the Electrical Inspector

Electrical Inspection and Test:

- Carry out a full periodic inspection and test of the electrical installation in line with the BS 7671:2018 18th Edition of the Wiring Regulations . (100% of the electrical installation should be tested to ensure it is safe for continued use. This will include the Consumer Unit, Socket-outlets, Switches and Lights. There should also be an internal examination of a sample (at least 20%) of the electrical accessories of each circuit, such as socket-outlets, appliance outlets, switches and lights to check for any damage.)

- Provide the landlord with the report which includes clearly:
  - The results of the inspection and test (Satisfactory or Unsatisfactory)
  - Where applicable, detail a list of observations requiring remedial work or further investigation
  - The date the next inspection and test is due by



When carrying out Electrical Installation Inspection and Tests, we strongly advise you use an Electrical Installation Condition Report (EICR) and consider the Codes outlined in the latest edition of the **NAPIT Codebreaker publication** to base your observations on. Ultimately you will need to use your professional judgement to determine whether the electrical installation is satisfactory or not but taking account of the codes listed in the Codebreaker publication will provide some protection from challenge on the codes you give. Electrical installations that have been completed to a previous Wiring Regulations Standard, but are still safe, should be given a C3 code.

We recommend you issue a "**Landlord Electrical Installation Safety Record**" to support the EICR. This record confirms either a Satisfactory EICR has been completed, or provides the ability to confirm the required remedial work or further investigation has been completed following the issuing of an Unsatisfactory EICR. They provide the Landlord with a much more easily understood document which will be a big support to them, and provides a summary that they can more readily share with their tenants. These are available on NAPIT Desktop and NAPIT mobile and many of the fields auto populate as you complete an EICR.

Requirements of the Electrical Installer

Remedial Work and Further Investigation:

If a Landlord has an Unsatisfactory Electrical Installation Safety Report, which will typically mean an EICR with C1, C2 or FI findings on they must resolve these within 28 days, or within the timescale outlined on the report if less than 28 days.

- You must supply the landlord with written confirmation that the further investigative or remedial work has been carried out and that -

  (i) the electrical safety standards are met

  (ii) further investigative or remedial work is required;



Written confirmation means that appropriate electrical certification is issued, either an Electrical Installation Certificate (EIC) or a Minor Electrical Installation Works Certificate (MEIWC).

We also recommend you use the "**Landlord Electrical Installation Safety Record**" alongside the required Electrical Installation Certificate/s and/or Minor Works Certificate/s, to record the work has been completed, and provide the landlord with a clear and easily understandable report to verify essential work has been completed and that the electrical installation is in a satisfactory condition. This will allow the landlord to easily distribute the report to their tenants and Local Housing Authority which is a legal requirement on them. These are available on NAPIT Desktop and NAPIT mobile and many of the fields auto populate as you complete an EICR.

NAPIT Promotion of Electrical Inspectors to Landlords:

- Working with relevant Landlord Associations to provide Guidance to their members on how to verify the competency of those undertaking Electrical Installation Safety Checks and Remedial Work or Further Investigation through our website
- Working with The Letting Industry Council, which represents players in the Property Lettings Market including Letting Agents, to educate them on how to verify the competency of those undertaking Electrical Installation Safety Checks and Remedial Work or Further Investigation.
- Updating our online search function to make it easier and clearer for Landlords to find qualified and competent electrical inspectors and installers.
- Targeted advertising on behalf of our members to Landlords and Letting Agents

Guidance for safe working during the Covid-19 Pandemic

Government Guidance does make clear that landlords are still required to ensure the electrical safety of their properties, but does acknowledge the restrictions placed on them under the current situation, and on compliance states:

"If a landlord can show they have taken all reasonable steps to comply with their duty under the regulations, they are not in breach of the duty. A landlord could show reasonable steps by keeping copies of all communications they have had with their tenants and with electricians as they tried to arrange the work, including any replies they have had."

Work carried out in people homes

The current guidance is to go out and work if you can't work from home, and if that work is in a customer's property take great care.

Government direction on the circumstances where people should leave their homes during the current pandemic has been compiled to clarify those businesses which should close and those that should continue to go out to work. **See Section 2 guidance on work carried out in people homes**

Tradespeople carrying out repairs and maintenance, can continue, provided that the tradesperson is well and has no symptoms. It's important to ensure that the Public Health England guidelines, including maintaining a 2 metre distance from any household occupants, are followed to ensure everyone's safety. **See guidance on social distancing here**

Prior to attending a client's property:

- Consider whether anyone is self-isolating, or has been in contact with anyone who has been diagnosed with COVID-19 or has recently gone into self-isolation. If the answer is 'Yes', then consider whether the work can be re-scheduled for a later date.
- As well as protecting yourself, and householders, you should also consider the welfare of any colleagues, especially if they fall into one of the vulnerable categories.

Consider whether there is a vulnerable person at the property, i.e: Aged 70 or older, Under 70 with an underlying health condition, those who are pregnant. **See list of vulnerable persons here**. If the answer is 'yes' and the work is essential, consider internal isolation (e.g. the person stays in a room away from the working activity and the surfaces that may have been touched are cleaned at the completion of the work; deploy suitable PPE.

Irrespective of whether anyone in the property is vulnerable, try to maximise distancing while attending the property. Particularly avoid the kind of close contact that may have been routine when doing handover or demonstration at the end of the job, and carry out these conversations as clearly as you can but with greater separation.

Attending a client's property:

- On arriving at the property if you feel uncomfortable with the situation, regarding COVID-19 exposure for yourself or the client then withdraw immediately and explain via a phone call why the works can't take place and reschedule.

Follow government advice and wash your hands (for over 20 seconds) with soap or use of alcohol hand sanitising gel, when you arrive at the client's property. And wash your hands on a regular basis thereafter. **See the NHS guidance on correct hand washing here**

Personal protective equipment (PPE) should be worn at all times including suitable disposable face masks, gloves and surface wipes. **See HSE guidance on PPE here**

Before you leave, dispose of any PPE you have used directly into the client's external rubbish bin, and wash/ gel your hands. Wipe down any surfaces you may have come into contact with.

**Note - this guidance is to assist the business/individual. It is not an official process*

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