



### Electrical Safety in rented homes

#### Who is responsible for electrical safety in my home?

There is often some confusion over who is responsible for electrical safety in properties so this help sheet will help you to understand who is responsible for what in your home.

#### Landlord Responsibilities

The law states that your landlord must ensure that electrical installations and the wiring in your property are maintained in a safe condition. To determine if your electrics are safe in your home, you need to see a copy of the latest Electrical Installation Condition Report (EICR.) This can be obtained by contacting your landlord or letting agent. Here at Stator Electrical Solutions, we recommend that an EICR is carried out in rental properties every 5 years or with every change of tenancy.

An EICR is currently not currently a compulsory requirement for landlords. However if there is no EICR, the landlord will still need to provide proof that the electrics in the property are safe. As a result, the majority of landlords opt to have an EICR carried out.

In addition, all recent electrical works should be certified to ensure they comply with BS7671 which is a national UK standard. If you are aware of recent electrical works having been carried out, you should ask to see the certificate.

#### What to ask for

- The latest EICR certificate
- Part P certification for recent electrical works if applicable

#### Tenant Responsibilities



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It is important to inform your landlord as soon as you become aware of any electrical problems as leaving a problem to get worse can compromise your safety.

You must also maintain and use your own electrical appliances and items in a safe manner and not use them if you know they are damaged or unsafe. If an appliance is damaged it will need to be replaced or repaired.

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### **What to do if your landlord does not respond**

For serious electrical problems such as no power at all in your home, your landlord should respond immediately. For other problems you should not be waiting for longer than a week.

If you have repeatedly tried to contact your landlord without success or your requests are being ignored, the next step is to contact your local authority who will be able to help you.

Local Authorities take enforcement action against landlords who are breaking the law. They will ensure your landlord meets their legal obligations. Failure for landlords to meet legal obligations can include prison, hefty fines and their home seized by the local authority.

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