



Electrical Hazards

Hazard information for landlords

Electric shock is when electricity passes through the body and causes shock to the nervous system. The effects can range from mild tingling to more severe heart and respiratory muscle damage, which can be fatal.

Heat can also be generated during an electric shock, resulting in burns.

Causes

Electric current fatalities and injuries can arise from deficiencies in plugs, leads, appliances, light fittings, sockets, electrical wiring and installations, as well as the overloading of sockets and overuse of extension leads.

Electric installations and appliances close to water (including damp, leaks etc) also pose risks.

Relevant Legislation

- Housing Act 2004
- Landlord and Tenant Act 1985
- Electrical Equipment (Safety) Regulations 1994
- The Plugs & Sockets (Safety) Regulations 1994

Legal obligations of the landlord

The electrical installation and any electrical equipment (supplied by the Landlord) must be safe.

All works carried out to the installation must be in compliance with the IET Wiring Regulations 2018 and be carried out by a qualified person.

New electrical installations that are deemed 'Notifiable' under the Building Regulations Part P must meet the necessary standards and be certified as compliant on completion.

Recommendations

- Carry out electrical safety periodic testing and inspection to make sure the installation is free of defects, at intervals recommended by a qualified electrician in relation to the age and condition of the installation.
- Check that the number of sockets provided are enough, to prevent the need for extension leads and overloaded sockets.
- Upgrade the distribution board and wiring so that it meets current IEE Regulations and include the provision of a Residual Current Device (RCD).
- Do PAT testing of all electrical equipment provided by the landlord.

To speak to the team about Electrical Hazards in your privately rented property, email: pshousing@dacorum.gov.uk or telephone: **01442 228000** and ask for **Private Sector Housing** when prompted.

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