

Our electrical testing programme: keeping you safe



From overloaded extension leads to cheap chargers and white goods not fit for the job, electrical items are a common cause of fire. Since 2017, the London Fire Brigade have attended over 26,000 electrical fires connected to white goods, electric bikes and scooters, and faulty chargers.

Before we let out a property, we carry out an electrical installation check to confirm it's safe. We have a programme to re-inspect every rented property every five years and carry out any necessary repairs or remedial work. We only use qualified registered electricians to carry out electrical works and we make sure any electrical work complies with the Building Regulations. You can help us keep you safe by allowing us into your home to carry out the electrical test or any other repairs needed.

In June 2020, the government introduced five-yearly electrical safety checks for the private rented sector. They're now looking at introducing the same for the social rented sector, but we've decided to get ahead of the changes to help keep you safe. We believe your safety shouldn't depend on the type of tenancy you have.

What do the checks include?

We'll test and inspect:

- ▶ Wiring
- ▶ Plug sockets
- ▶ Light fittings
- ▶ Fuse boxes
- ▶ Electrical showers*
- ▶ Extractor fans*

Any immediate hazards found in your home will be made safe before the electrician leaves your home.

*For electrical showers and extractor fans, we only check the hard wiring and not the usage. If they don't work, our electrician will give you all the relevant information to call us and request a repair.

We won't check the safety of items that can be moved around such as TVs, white goods, kettles or toasters, unless we're doing a Portable Appliance Test (PAT).



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How you can keep electric safe

Never install, repair or service electrical appliances yourself. DIY wiring or electrical repairs can lead to electrical parts overheating, causing fires, shocks and death. Make sure anyone who does is registered with the Gas Safe Register (for gas appliances), the Heating Equipment Testing and Approval Scheme/HETAS for solid fuel appliances, or the Oil Firing Technical Association/OFTEC for oil appliances.

To check whether your existing equipment has a fault and was recalled by the manufacturer, visit

www.electricalsafetyfirst.org.uk.

Making an appointment

To book an appointment, please contact Smith and Byford on **0208 722 3416** or email **rhpelectrical@smithandbyford.com**.

Your tenancy agreement states that you must let us into your home to carry out safety checks. If we're unable to access your home, we may need to take legal action.

If you have any questions, or if you need help for your electrical safety check to go ahead, contact our Compliance Advisors on **0800 032 2433** or message us at www.rhp.org.uk/contact-us.

