



Electrical Safety

Keeping you and
your family safe

Why electrical safety and electrical periodic inspection is so important.

Every year, approximately 70 people die from electrical house fires caused by faulty electrical appliances, but a regular quick electrical test can protect you and your family.

If you don't allow an engineer access to your home to carry out the periodic electrical test, we have to start court action - this can lead to repossession of your home and you could be charged the court costs.

What happens and why carry out tests?

An electrical safety check should only take between two and four hours, depending on the type and condition of the electrical wiring within your property.

A suitably qualified electrician will visit your home to inspect all the electrics within your property and, as required, will:

- ▶ Find any potential electric shock risks and fire hazards
 - ▶ Identify any defective electrical work
 - ▶ Highlight any lack of earthing or bonding
 - ▶ Carry out tests on wiring and fixed electrical equipment to check that they're safe
 - ▶ Check any smoke alarms
 - ▶ Complete a certificate which is known as a Electrical Installation Condition Report (EICR).
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What do I have to do?

Our contractor(s) will send you an appointment card with a date and time, approximately 60 days before the safety certificate expires. If this isn't convenient, please contact us and rearrange the appointment.

If they don't hear from you, our contractor will visit you to carry out the inspection. If you aren't at home, they'll send you a second appointment card. Again, please contact us to rearrange if this is inconvenient.

You can also contact us to arrange access into your home. If our contractor(s) still find that they cannot gain access to your home, they'll ask us to write to you.

If we cannot make contact with you, they'll apply for a court order to gain access to your home, which could result in repossession of your home. You may also be charged £50 for each missed appointment and for any action that we take to gain access to your home, including any court costs.

We want to avoid this happening, but we'll take the necessary actions to prevent our customers being put at risk. As your landlord, we're responsible for the electrical safety in your home and must make sure an electrical inspection is carried out every five years.

Following the periodic electrical inspection, remedial works may be required. Our contractors will work with you to arrange access into your home to complete these works, but failure to allow access would result in court action and possible repossession of your home.

Looking after your home

Safety information and tips

Each year in the UK, electrical fires claim around 70 lives. These fires are mainly caused by poor electrical wiring, poorly maintained electrical appliances and overloading the electrical sockets.

Warning signs to look out for include:

- ▶ Overloaded plug sockets: An extension lead or adaptor will have a limit to how many amps it can take, so to help reduce the risk of fire, be careful not to overload them
 - ▶ Regularly check for frayed or worn cables and wires. Check to see if the cable is fastened securely to the plug and check the socket for scorch marks. You should always carry out these checks before you plug an appliance in
 - ▶ Unplug appliances when not in use. This helps to reduce the risk of fire. Unplug appliances when you go to bed or when you go out unless they are designed to be left on, like fridges and freezers
 - ▶ Keep electrical appliances clean and in good working order. Look out for fuses that blow, circuit-breakers that trip for no obvious reason and flickering lights to prevent them triggering a fire.
 - ▶ Check for British or European safety marks when you buy your appliances
 - ▶ Always check that you use the right fuse to prevent overloading. When you're fitting or replacing a fuse, it's important to use the right fuse for the appliance to make sure the cable doesn't overheat and that the appliance is protected in the event of a fault
 - ▶ Get Out, Stay Out, Call 999. Never use water on an electrical fire and don't take
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any risks with your safety. Pull the plug out or switch the power off if it's safe to do so. Get out, stay out and call 999.

What can I do to be safe?

Never

- ✗ Use an electrical appliance or socket if you think it's not working properly
- ✗ Cover an appliance or block the air vents
- ✗ Use tape to repair damaged wires/cables.

Do

- ✓ Ensure there are no trailing cables that can cause people to trip or fall
 - ✓ Switch off and unplug appliances before cleaning or adjusting them
 - ✓ Stop using equipment immediately if it appears to be faulty – have it checked by a competent person
 - ✓ Make sure enough sockets are available. Check that socket outlets aren't overloaded by using unfused adaptors as this can cause fires.
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