

A GUIDE TO ELECTRICAL SAFETY



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Electrical safety in your home

Electricity is an everyday part of our lives, and it is easy to forget how powerful and dangerous it can be. Maintaining electrical safety in the home is crucial to prevent electrical hazards, fires, and accidents.

By following these electrical safety tips, you can minimise the risk of electrical hazards and ensure that your home is a safe environment for you and your family to live in.

Electrical Installation Condition Report (EICR)

The Landlord and Tenant Act 1985 and the Homes (Fitness for Human Habitation) Act 2018 place duties on landlords to ensure that:

- **Electrical installations in rented properties are safe when a tenancy begins.**
- **Electrical installations are maintained in a safe condition throughout the tenancy so the property is fit to live in.**

An EICR or Electrical Installation Condition Report is a comprehensive inspection of the electrical installations within a property.

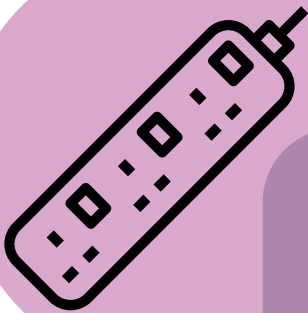
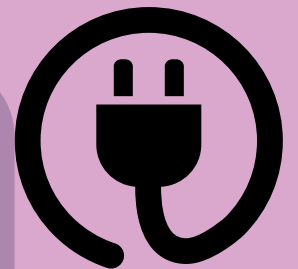
As your landlord, we will carry out EICR inspections on all our domestic properties, communal blocks, and other properties every five years. You will be contacted by our electrical contractor when your EICR is due, so that a date and time can be arranged to inspect your property. If, following your inspection, we find additional work is needed, a date will be arranged with you to carry out these works. As part of your tenancy agreement, you must allow access for this important safety inspection to take place. Failure to allow access could lead to legal action being taken.

What you can do to keep your home safe



Allow our electrical contractor access to your property to conduct an EICR inspection when it is due, as well as access to carry out any additional works arising from the inspection.

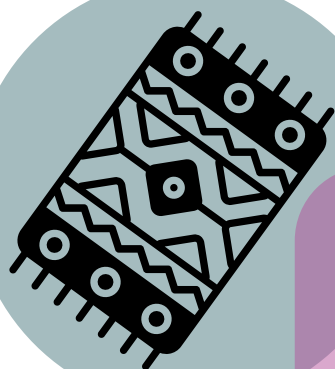
Switch off and unplug all electrical equipment when not in use, unless the appliance is designed to remain on, such as a fridge or freezer.



Only use one adaptor per socket; don't plug one adaptor into another. One socket, one appliance is best practice. Overloading a socket by using several adaptors or too many high-power appliances can cause overheating and fire. Use sockets safely – it's better to use a bar adaptor on a lead than a block adaptor.

What you can do to keep your home safe

Check for hot plugs or sockets, scorch marks, fuses that often blow or flickering lights – these are signs of loose wiring or other electrical problems. If found, please report so arrangements can be made for a competent engineer to attend and rectify.

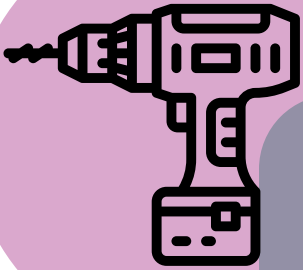


Check for frayed or damaged cables, and never run cables under carpets as damage will go unseen. Additionally, never use faulty equipment.

Don't store combustible materials (clothes, papers, cleaning materials, etc.) close to your electricity meter or fuse box.

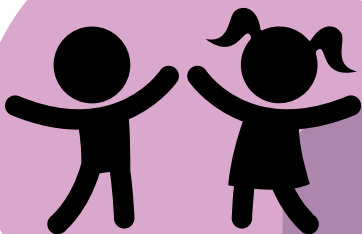
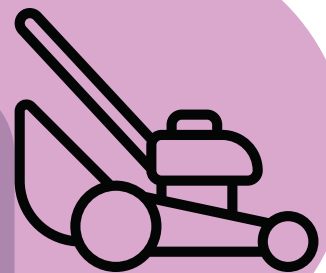


What you can do to keep your home safe



Don't drill holes or fix nails in walls without knowing what is hidden behind them; they may hide electrical cables, gas, and water pipes.

Use an RCD protected socket or an RCD plug adaptor when using electric lawnmowers, hedge trimmers and other items that are used outside or where water may occur.



If you have young children in your home, it is a good idea to use safety covers on any sockets within reach.

TOP TIPS



Know where your mains isolation switch is – Locate the electrical panel and identify the mains switch.

Keep a torch handy in case of a power cut. Keep it somewhere you can easily locate it and check the batteries on a regular basis.

Never use water on an electrical fire – water can increase the risk of electrical shock and cause the fire to spread.

Use the correct wattage light bulb for all light fittings and shades.



Reporting an electrical fault in your home

If you think you have an electrical fault in your home, please report it to us as soon as possible after noticing a problem. You can report an issue by calling the number below or via email to the address below.



0300 123 4000



compliance@baberghmidsuffolk.gov.uk

We value your feedback

We would love to hear your feedback on this guide to electrical safety. Please email us at housinghealthandsafety@baberghmidsuffolk.gov.uk with your thoughts.

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