



Safer Homes



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Are we doing all we can or should to ensure our houses are safe?

- Gas servicing and safety checks?
- Asbestos?
- Electrical safety checks?



Periodic Inspection Reports (Electrical Safety Checks)

- What are they?
- Why do them?
 - What is the risk?
 - Legislation?
- When do you do them if at all?
- What do you do with reports on completion?



Fife's Story

- Madras swimming pool incident
- Public buildings electrical testing programme
- Domestic programme/Change of Tenancy programme



Periodic Inspection Report - Purpose

- Safety of persons or livestock against effects of electric shock and burns
- Protection against damage to property by fire or heat due to an installation defect
- Confirmation that the installation is not damaged or deteriorated so as to impair safety
- The identification of the installation's defects and non-compliance with the requirements of the regulations which may give rise to danger



Public awareness

- In March 2006 the Electrical Safety Council published the results of their National Consumer Survey and found that:
- 42% of consumers had never had their electrics checked
- 32% of consumers who do DIY had experienced one or more electric shocks while carrying out DIY
- 59% of people do not use qualified electricians when carrying out electrical work
- 35% of consumers said their electrics are over 15 years old and a further 21% had no idea how old they were
- 48% of those surveyed did not know that their electrics should be checked at least every 10 years



Risks of not doing it are high

- In the UK in 2005, electrics were the cause of
 - 17 out of every 100 domestic fires
 - 5 out of every 100 deaths from domestic fires
 - 11 out of every 100 injuries from domestic fires
- For every 100 electrical fires
 - 48 were due to electrical appliances
 - 33 were due to electrical distribution
 - 19 were due to cooking or heating appliances
- In 2002, there were 2809 accidents caused by exposure to electrical current in the home, including 21 deaths



Statutory Legislation

- Electricity at work regulations
 - Regulation 3 (1) except where otherwise expressly provided in these regulations, it shall be the duty of every – (a) employer and self employed person to comply with the provision of these regulations in so far as they relate to matters which are within his control.
 - Regulation 4 (1) all systems shall at all times be of such construction as to prevent, so far as is reasonable practicable, danger
 - Regulation 4 (2) as may be necessary to prevent danger, all systems shall be maintained so as to prevent, so far as is reasonably practicable, such danger.



Statutory Legislation (continued)

- The Housing (Scotland) Act 2006
 - Section 13, sub-section (1)(c) the repairing standard and
 - Section 14 Landlords duty to repair and maintain
 - From 3.9.07 the Tolerable Standard has been extended. Electrical wiring, components and fittings must be adequate and safe to use.



Non Statutory

- BS7671 IEE Wiring Regulations 17th Edition including guidance notes.
- Guidance leaflets from the Electrical Safety Council/NICEIC/SELECT/ECA/IET and other regulating and trade bodies.



When to check

- Change of Tenancy
- Cyclically



What do you do with Reports

- What if the installation fails?
- Code of failures
- Remedial works
- Record keeping



Questions