

# Are you a champion landlord?

## Making the right choice for you.

All levels of inspection seek to provide assurance as to the safety of the electrical installation within your property and to identify and clearly explain any risks of electric shock or the potential for harm resulting from an electrical shock, burning or related injury. All our standards build on from the one before, meaning that it is always cost effective to upgrade an inspection if you have reason to, so you won't need to pay twice for the same work.



## Things to consider.

It is important that you make the right choice for you and your property.

Things to consider are *the main users or potential users of the property*. Is it an individual, young family, senior citizen? Are there any additional needs or special requirements? *What is the primary purpose of the property?* Is it a family home, a house of multiple occupancy, a restricted workspace or an environment hosting the public? Finally, *who was the previous occupier?* Was it a long term tenant, home owner or a repossession? Will the occupier have made alterations? Will they have treated the property as their own?

**We offer three basic standards, Bronze, Silver and Gold.** Where necessary we are happy to amend and adapt what is offered to suit your needs, but find that most often one of our three standards will fit the bill. **Prices start from just £75.**

The **Bronze standard inspection** is an efficient way of making an initial assessment as to the condition of the electrical installation<sup>1</sup> by carry out the following. It usually takes up to **half a day** and costs from as a little as **£75 for a small 1 or 2 bed house or flat**.

1. The distributors supply and earthing arrangement.
2. Main earth bond and (where access is achievable) any supplementary bonding to gas and water pipes are checked for continuity and adequate sizing throughout.
3. Additional or alternative power sources (such as photo-vaultaics) are identified and inspected for safe isolation
4. The main fuse board, consumer unit (distribution board) is inspected and assessed for:
  1. Security of fixing and adequacy of enclosure for ingress protection
  2. Safety of supply, including termination and polarity of supply meter tails
  3. Provision, condition and rating of Main Switch, including functional testing<sup>2</sup>
  4. Presence and correct connection of Main Protective Conductors
  5. Presence and adequacy (inc. rating) of protective devises (fuses / MCBs)
  6. RCDs present for fault protection and / or additional protection.
  7. Security and tightness of all connections and terminations
5. A visual inspection of all accessible points within the installation including:
  1. All accessible sockets and switches (without removal of face plates)
  2. Lights and luminaries (excluding external fittings or those above 2 meters)
  3. A visual inspection of extractor fans and hoods<sup>3</sup>
6. Testing of
  1. RCDs (where present) to ensure operating times comply with BS7671

The **Silver standard** inspection includes the Bronze standard inspection and adds sampled inspection and testing: It normally takes **about a day** and typically costs **£200 for a 3 bed house**.

7. Sockets 25 -50% inspected with face plates removed
8. Confirmation of polarity at all accessible socket outlets.
9. Fused switches and light switches 25-50% inspected with face plates removed
10. Light fixings 10-25% removed and inspected (excluding fittings above 2 meters)
11. Earth continuity on a sample of circuits
12. Insulation Resistance between Live and earth conductors on a sample of circuits
13. Operational test of protective devices on >20% of circuits
14. Where an RCD is not present for additional protecting the earth fault loop impedance will be measured and recorded to check compliance with the maximum disconnection times required in BS7671.

<sup>1</sup> This is to identify the electrical installation is suitable for safe continued use, assessing damage, age, wear and tear etc.

<sup>2</sup> Temporary loss of power will be incurred for this test, unless agreed as an exclusion

<sup>3</sup> Air conditioning, air recirculation and heat recovery systems are not included.

The **Gold standard** inspection includes all the items included within the Silver standard and adds complete inspection and testing as follows: It usually takes **2-3 days** and costs **£500 for a larger property, HMO or community building**.

15. All accessible sockets and switches, including shower switches, cooker switches and fused connection switches throughout the property. Face plates removed. Connections tightened. CPC checked
16. Verification of earth continuity at all accessible accessories (e.g. sockets, switches, lamp holders)
17. Confirmation of polarity at all accessible accessories.
18. Functional operation and switching of all accessible protective devices
19. Measurement of earth fault loop impedance (Zs) throughout the installation (see 13)

## **Some Frequently Asked Questions**

### **What do I get from expect from an Inspection?**

First and foremost our priority is to keep you informed in a clear and concise manner, throughout the inspection and testing. You do not need to be present, as we will contact you directly. Following your inspection (whichever you choose) you will receive a copy of your Electrical Installation Condition Report direct from the NICEIC. This will provide full details of the results of the inspection and testing.

### **What do I need to do?**

Wishing the report, it will state whether the overall condition of the electrical installation is safe for continue use. "Any damage, deterioration, defects, dangerous conditions and non compliance with BS7671 that may give rise to danger"<sup>4</sup> will be recorded on the report.

Each danger or non-compliance is graded as follows, so that you can identify and prioritise what, if anything, needs to be done.

- |    |   |
|----|---|
| C1 | Danger present. Risk of injury. Immediate remedial action required          |
| C2 | Potentially dangerous - urgent remedial action required.                    |
| C3 | Improvement required  |
| FI | Further investigation required without delay (which will identify C1 or C2) |

In most cases, the report will be a confirmation of what we have already discussed with you as sometimes it is easier for the remedial action to be taken prior to the report being completed, to save an additional report being required.

### **What if I cannot afford to get the remedial work required straight away?**

The remedial action required may simply mean that an item of circuit is disconnected until such a time that it has been made safe for continued use. Our overriding concern is to leave you with an electrical installation which is safe for continued use. We will work with you to ensure that this is done in the most appropriate and least disruptive way possible.



We also offer **Inspection and Testing of Portable Appliances (PAT testing)**. This may be for shared appliances in a house of multiple occupancy, a hand drier in a bathroom or an electric garden appliance. It is often thought that PAT testing must be conducted annually, however, it depends on the item and its use. We can help to clarify this for you, so that you needn't worry about neglecting to test or testing items unnecessarily.

### **Payment**

We want to ensure that you are provided with your paperwork promptly. To aid this we will issue an invoice once the results of all inspection and testing are uploaded to the NICEIC. We ask that payment is made within 14 days.<sup>5</sup>

All inspection and testing complies Guidance Notes 3 and BS7671 Wiring Regulations to ensure your electrical installation meets the required standards. All testing equipment used complies with HSE GS38 (revised) and we will follow the HSE guidance on Electricity at Work regulations 1989. We are accredited by the NICEIC and insured by the N.F.U for public liability.

<sup>4</sup> From the IET Guidance Notes 3 Inspection and Testing.

<sup>5</sup> If full payment is not received we reserve the right to withhold the Electrical Installation Condition Report, Schedule of Inspections and Schedule of Test Results.