



Fact Sheet

Periodic Electrical Testing

What is periodic electrical testing?

A test and inspection of the electrical system in your home is carried out to ensure that it is in safe condition. British Standards recommend inspections every ten years for a domestic property. The testing is currently undertaken by St. Leger Homes' Electrical Team.

What will the inspection look at?

The inspection will identify any deterioration in the wiring or accessories in your home. It will also be used to identify any items which no longer comply with current regulations.

Important Note:

You must get permission from St. Leger Homes before carrying out any alterations to the electrical system in your home and all work must be carried out by a suitably qualified person. Certain electrical alterations are now covered by Part P of the Building Regulations, and failure to comply with these requirements can result in a substantial fine.

What happens during a periodic electrical inspection?

The electricians carrying out the test will need access to your consumer unit (fuse board) and all sockets and light fittings. Some items will be removed for inspection and refitted. No damage to the décor in your home will result from this process.

Some items which are worn or damaged may be renewed as part of the inspection. If more involved work is identified, a further appointment may need to be made.

HAZARDS IN THE HOME

We have listed some of the potential hazards that may be encountered in any home, along with ways to rectify them and make your home a safer place.

Condition of flexible leads

A flexible lead with damaged insulation can overheat; there is also a risk of electrocution. If the flex is damaged, have it replaced.

Fixing items to walls

Donot drill holes in walls to fix shelves etc. if you are unsure of the location of pipes and cables. Use a cable/pipe detector and only drill holes if you can be sure there are no pipes or cables in the area.

Isolating electrical equipment

When carrying out maintenance to equipment, e.g. repairs to washing machines, tumble driers, vacuum cleaners etc, always unplug the device.



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Maintenance of electrical equipment needs to be carried out by a competent person and by following manufacturers' guidelines.

Electricity in the bathroom

Water is a very efficient conductor of electrical current, which makes the combination of water and electricity potentially lethal.

Portable electrical equipment such as electrical heaters, mains powered radios, hair driers and televisions are a very real danger if operated in damp bathroom environments. Electrical equipment should never be operated in a bathroom unless it was specifically designed for that purpose.

Adaptors

Avoid using double adaptors which plug directly into the socket. The physical weight of a number of plugs in one outlet can sometimes cause the adapter to have a bad connection at the socket. If a double adaptor cannot be avoided, the type with a built in flex connection is a better option.

Light fittings

Do not exceed manufacturers' recommended maximum bulb wattages, as this may result in overheating and damage to the light fitting.

Damaged electrical equipment

Damaged sockets, switches and light fittings can create a risk of injury from electrical shock. If you notice any damaged equipment, report it immediately to the Repairs Contact Centre on freephone 0808 123 3123, who will arrange for a repair to be carried out.

Pulling the plug out of a socket

Never pull the plug from a socket by the cable as this could result in damage to the cable, overheating or electric shock.

For further information:

If you need more advice please contact:

Repairs Contact Centre 0808 126 3123

Or your local St. Leger office:

Adwick 01302 734145

Conisbrough 01302 736528

Thorne 01302 735831

Rossington 01302 734196

Town Centre 01302 862298