

**EDA Scottish Section
Regional Business Forum**

SELECT

- The trade association for Electrical Contractors in Scotland
- Founded in 1900 as the Electrical Contractors' Association of Scotland
- Over 1200 members
- 40+ staff – based at The Walled Garden, Midlothian


Mission Statement

“To be recognised as delivering the exceptional support which enables our members to prosper”

Topics for today


- Landlords Safety Checks
- IET Wiring Regulations 18th Edition



What you need to know!





Electrical Safety Checks in the Private Rental Sector

Electrical accidents cause more than **350,000** serious injuries each year.



The new Statutory Guidance issued by the Scottish Government states that private landlords are required to conduct five-yearly electrical safety checks.

The checks have to be conducted by appropriately skilled persons and SELECT is one of the organisations whose Members meet the requirements.

WWW.NEEDANELECTRICIAN.SCOT

- Housing (Scotland) Act 2006
- (as amended)

Landlords' Responsibilities

- Installation in the house for the supply of electricity
- Electrical fixtures and fittings
- Any appliances provided by the landlord under the tenancy
- Are in a reasonable state of repair and in proper working order

Reasonable state of repair

- Not defined in the legislation
- Satisfactory provision for detecting fires
- Carbon Monoxide Alarms

Other standards

- The Tolerable Standard
- Houses in Multiple Occupation (HMOs)
- Scottish Building Standards – work may require a building warrant

The risks

- Ensuring electrical installations and appliances are safe
- 69% accidental fires in Scottish homes (more than 3,400 annually) are attributed to electricity
- Independent research by Electrical Safety First (ESF) private tenants v owner occupiers

Duty of Landlord

- Ensure regular electrical safety inspections are carried out by a competent person
- Have regard to guidance issued by Scottish Ministers on electrical safety standards and competent persons
- Common parts of the building

Electrical safety inspection

Electrical Fittings

- The consumer unit
- Switches
- Socket-outlets
- Light fittings
- Any visible wiring

Electrical Equipment

- Storage heaters
- Boilers and other heat producing equipment
- Hard-wired smoke and heat alarms

How is it policed?

- Housing & Property Chamber
- First Tier Tribunal

Tribunal logos up to 30 November 2016

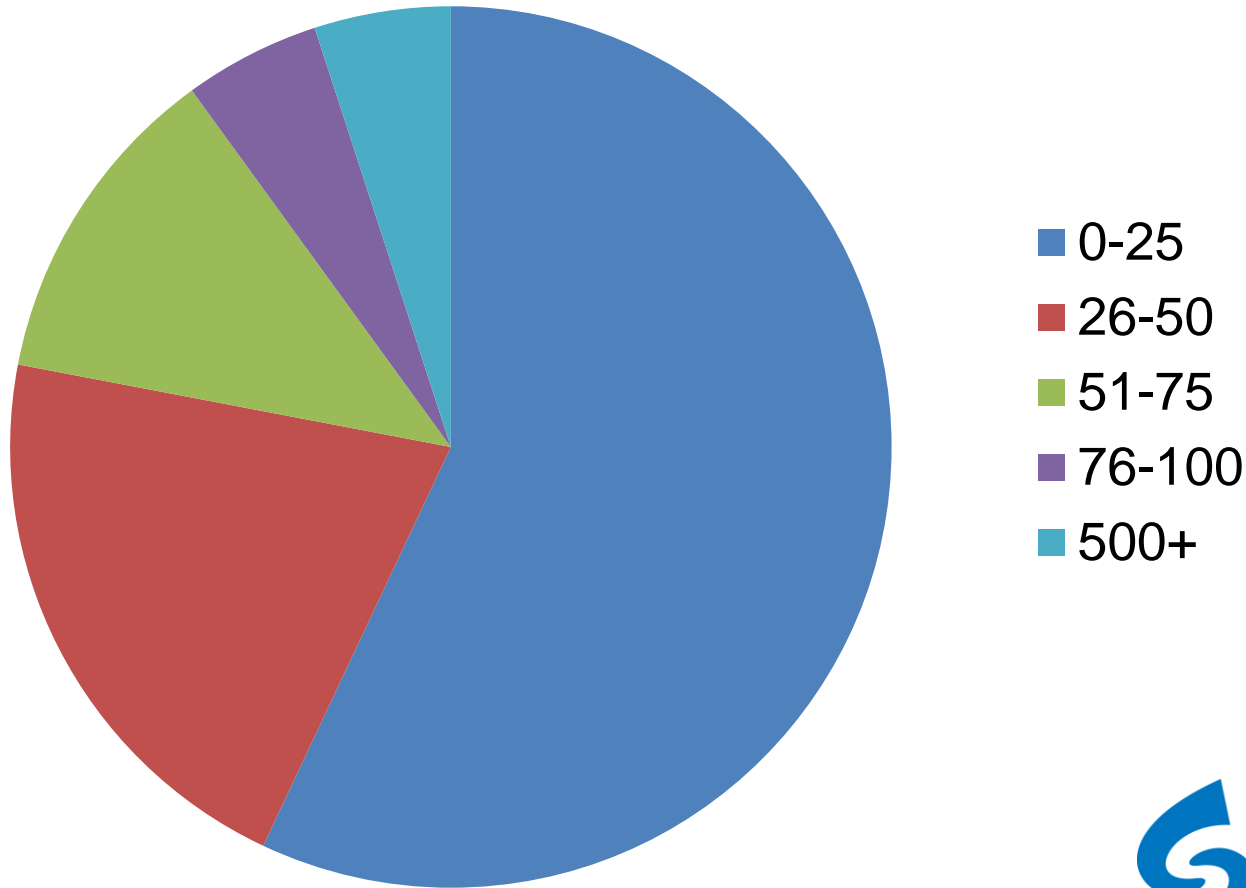


Chamber logo from 1 December 2016



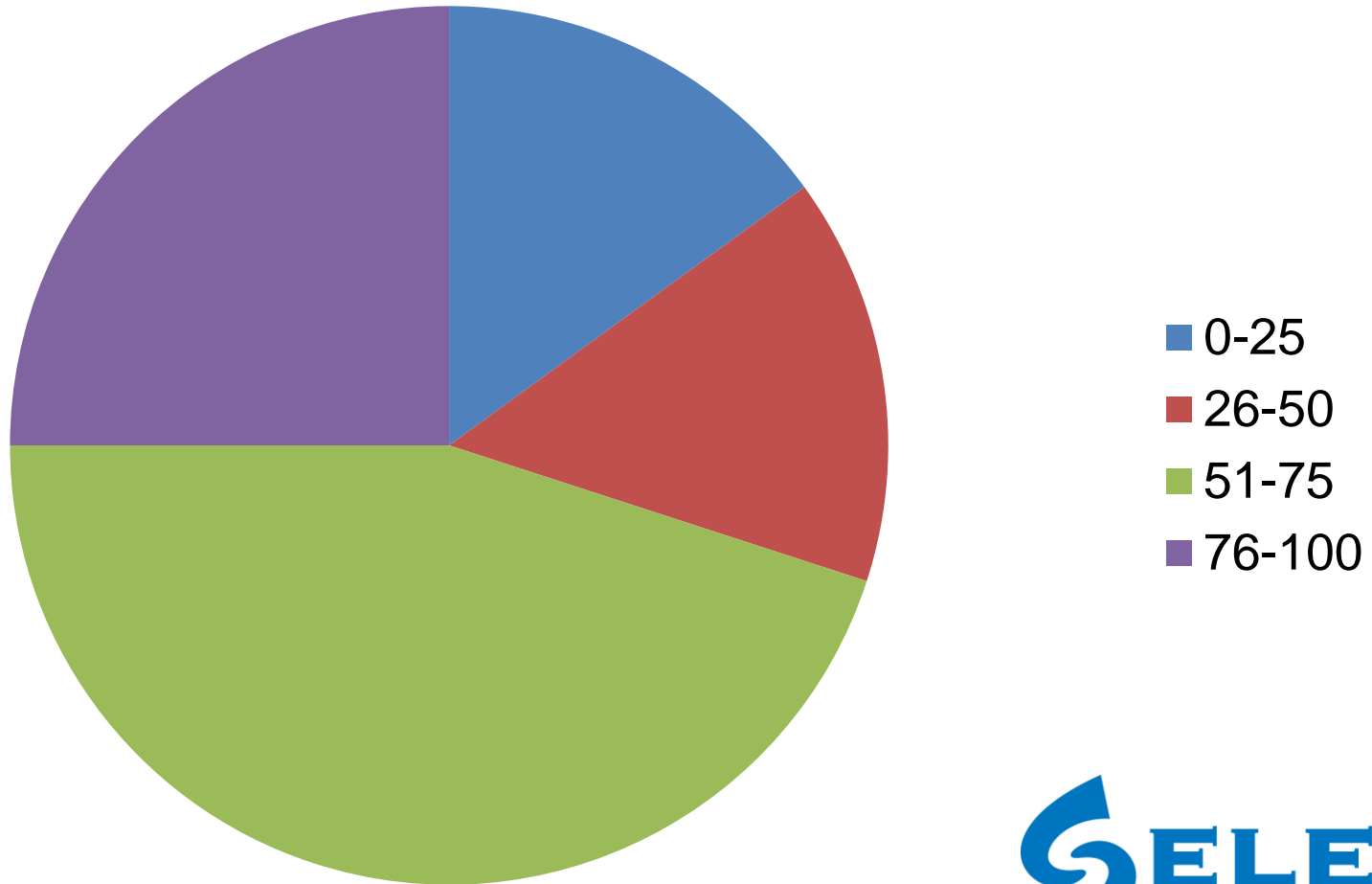
What does this mean for you?

How many private sector landlord electrical safety checks have you undertaken in the last two years?



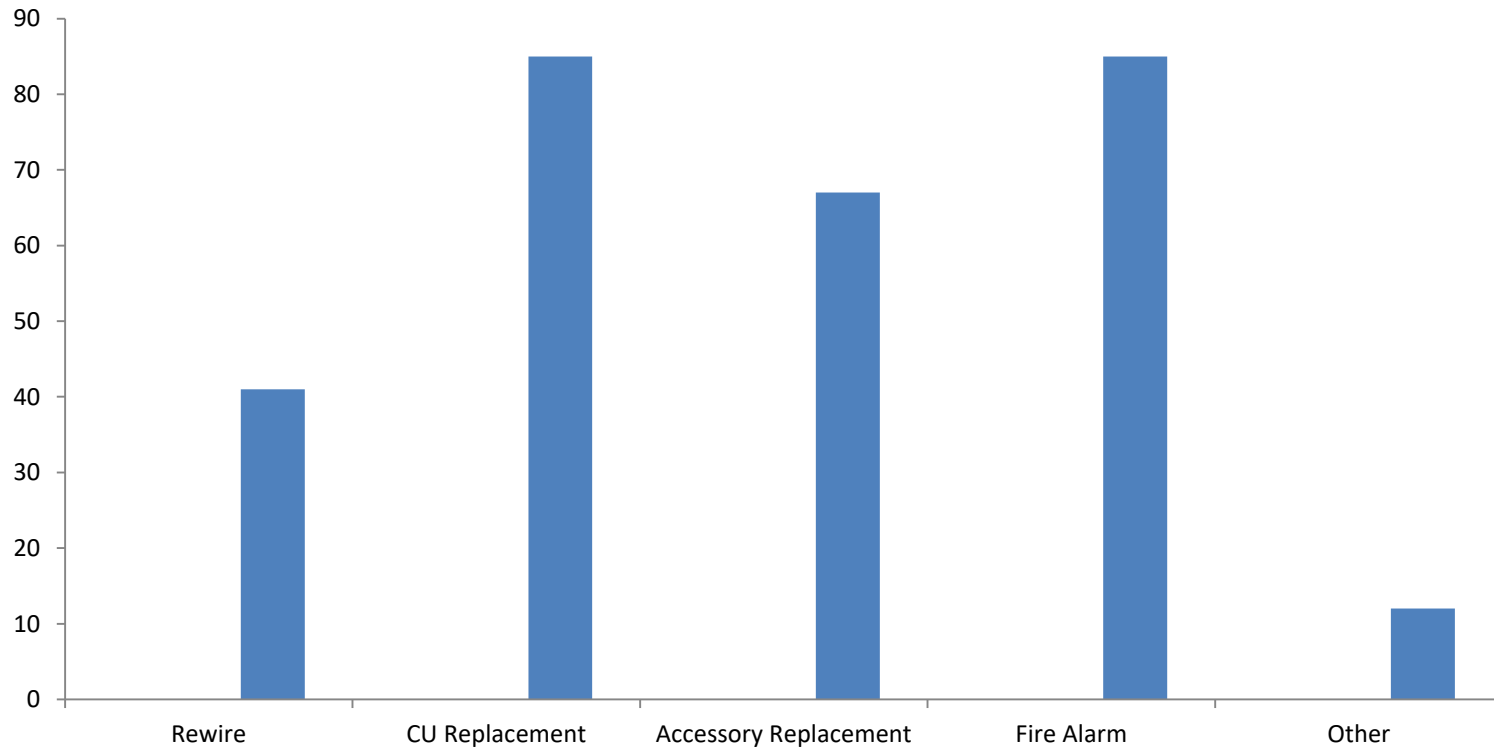
What does this mean for you?

What percentage of those inspections led to remedial work?



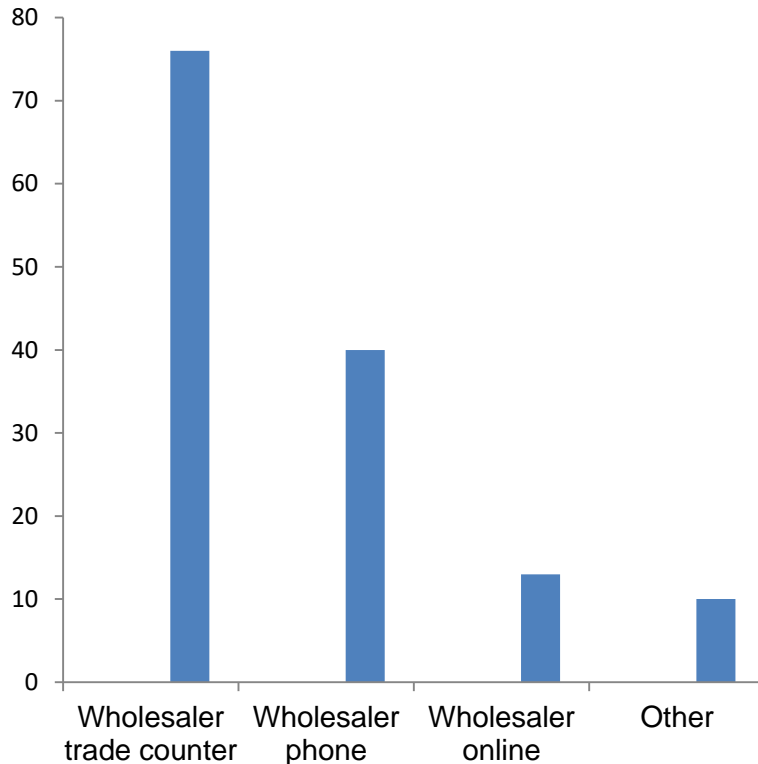
What does this mean for you?

What types of remedial work were required?

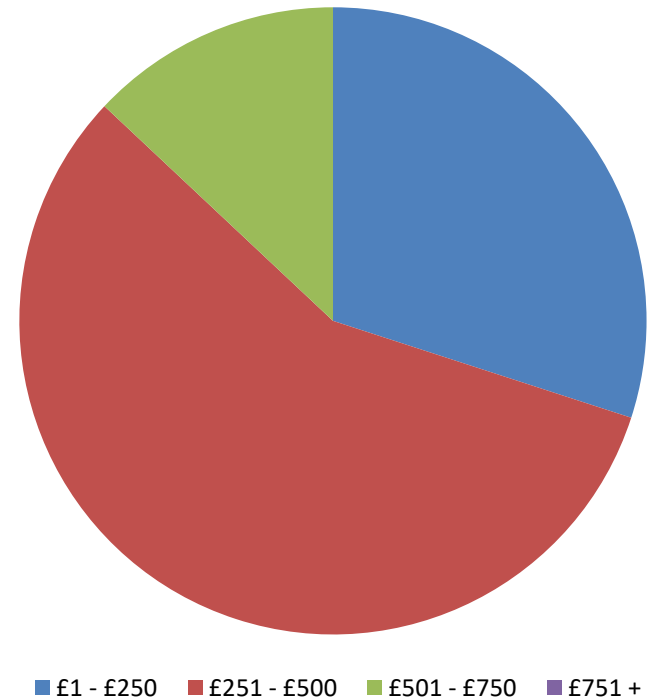


What does this mean for you?

Where did you purchase material?



What was the value of that material?



CAUTION

**AREA UNDER
CONSTRUCTION**

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1st rule of 18th edition

- Framework Guidelines issued by JPEL/64
- What we can say
 - Work underway and when it will be published
 - DPC period is 2 months
 - Indicate what issues under consideration
- What we can't say
 - The detail

JPEL/64

Sub Com A

Verification
Inspection &
Testing
Definitions

Sub Com B

Thermal
Effects
Cable sizing

Sub Com C

Protection
against
electric shock
Isolation &
switching

Sub Com D

Special
Locations
External
influences

BRITISH STANDARD

BS 7671

Requirements for
Electrical Installations

DPC: 1st June – 24th August

Sub Com review: 24th August – 9th November

JPEL/64 approval: November 17 – April 18

18th Edition published: 28th June 18

FULL EFFECT: 1st January 2019

BRITISH STANDARD

BS 7671

Requirements for
Electrical Installations

BS 7671:2018 DPC

Part 2

Departure: *Deliberate decision not to comply fully...the designer must declare that the degree of safety is not less than that achieved by full compliance*



BS 7671:2018 DPC

Part 2

Desk Survey: *assessment of devices connected in series*

~~Discrimination~~



BS 7671:2018 DPC

Part 2

Inland Navigation Vessel:
new for Part 7 proposal



BS 7671:2018 DPC

Part 4

~~Chapter 421: use of RCDs
examples to use RCDs~~

**Section 421: use of Arc Fault
Detection Devices (AFDDs)**



BS 7671:2018 DPC

Part **4**

Regulation 422.211: *Wiring Systems in Escape Routes*

Section 443: *Protection against transient overvoltages of atmospheric origin or switching*



BS 7671:2018 DPC

Part 5

Devices for Isolation and Switching: *Some of the requirements previously in Section 537 are moved to a new Chapter 46*

Support of wiring systems: all wiring systems to be supported such that they will not be liable to collapse in the event of a fire. Previously this was only required in escape routes!



BS 7671:2018 DPC

Part 5

RCDs: *Additional requirements provided in Section 531 Devices for fault protection by automatic disconnection.*

AFDDs: *are also mentioned as per Section 421*

SPDs: *Requirements for Devices for Protection against overvoltage in Section 534 are clarified and restructured.*

BRITISH STANDARD

BS 7671

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BS 7671:2018 DPC

Part 5

Additional earth electrodes: *to supplement any earth facility provided by the distributor.*

Foundation Earthing: *A note to this new requirement recommends the provision of a foundation earth electrode in new buildings!*



BS 7671:2018 DPC

Part 6

Numbering: *Significant changes*

Polarity of supply: *verified at origin before the installation is energised*

EFLI: *Calculation acceptable*

Certification: *Model Certificates may change!*



BS 7671:2018 DPC

Part 7

Special Installations or Locations: *proposed changes to requirements in Section 704, 708, 710, 721, 722 and 753*

New Section 730: *Ship to Shore Connections for inland Navigation vessels*



BS 7671:2018 DPC

Part

8

Energy efficiency: new and significant proposal!
It introduces additional requirements, measures and recommendations for the design and erection of all types of electrical installations including local production and storage of energy for optimizing the overall efficient use of electricity



BS 7671:2018 DPC

What next?

Register on the BSi development portal if you want to comment

<http://standardsdevelopment.bsigroup.com/>



Thought for the day

