

take appropriate steps to ensure they are in safe working order (please see Appendix 3 for an example checklist as carried on the ESC website).

3. Training requirements for landlords are welcome but should include further detail defining the standard a decent home must reach and best practice management procedures for landlords

- 3.1. The ESC welcomes Clause 12 (Training Requirement) of the Bill but believes it could go further in stipulating minimum conditions homes must meet in order to be let. Currently, we are concerned that the Government's aim to ensure that tenants in the PRS have a 'decent' home may be undermined by the lack of detail defining 'decent' homes and best practice procedures for landlords.
- 3.2. Therefore, we would like to see the inclusion of property standards – including for electrical safety – in the list of training requirements. As it stands, there is no detail regarding how to manage property standards.

4. Proposals for local authorities to be required to meet the Welsh Housing Quality Standard (WHQS) are welcome

- 4.1. The ESC welcomes Part 4 (Standards for Social Housing) of the Bill which will require local authorities to be required to meet the WHQS which contains provisions on electrical safety. This will put standards of accommodation for both existing and new social housing on a statutory basis.

5. About the Electrical Safety Council

- 5.1. The ESC is a UK-wide charity committed to reducing electrical fires and electricity-related injuries at home and at work.
- 5.2. Every year over 20,000 domestic fires are caused by faults and misuse of electrical appliances and installations throughout Great Britain. A further 2.5 million UK adults experience a mains voltage electric shock each year and around 70 people die from electrical accidents in the home.

Accidental electrical fires in dwellings in Wales 2012-13, by cause and source of ignition

HB 26

National Assembly for Wales

Communities, Equality and Local Government Committee

Housing (Wales) Bill : Stage 1

Response from : Electrical Safety Council

	Faulty fuel supply - electricity	Faulty leads or appliance	Misuse of equipment or appliance	Placing articles too close to heat	All
Cooking Appliances					
Cooking appliance - Cooker incl. oven	3	28	339	42	412
Cooking appliance - Deep fat fryer	1	2	1	0	4
Cooking appliance - Grill/Toaster	1	7	111	3	122
Cooking appliance - Microwave oven	0	8	52	1	61
Cooking appliance - Other cooking appliance	0	2	8	1	11
Cooking appliance - Ring/hot plate (separate appliance)	1	0	57	20	78
All	6	47	568	67	688
Space heating appliances					
Heating equipment - Heating/Fire	0	11	9	32	52
Heating equipment - Other heating equipment	0	1	0	2	3
All	0	12	9	34	55
Central and water heating appliances					
Heating equipment - Central heating/Hot water	3	10	1	3	17
Heating equipment - Separate water heating	2	4	0	0	6
All	5	14	1	3	23
Blowlamps, welding and cutting equipment					
Industrial equipment - Welding/Cutting equipment	0	1	4	2	7
Other domestic style appliance - Blow lamp/Paint removal	0	0	2	0	2
All	0	1	6	2	9
Electrical distribution					
Electricity supply - Apparatus - batteries, generators	11	10	0	0	21
Electricity supply - Wiring, cabling, plugs	105	36	5	1	147
Heating equipment - Power Source	0	3	0	1	4

All	116	49	5	2	172
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National Assembly for Wales					
Communities, Equality and Local Government Committee					
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Electric lighting - Easy lights	1	0	0	0	1
Electric lighting - Fluorescent lights	1	1	0	0	2
Electric lighting - Other incandescent light bulbs	0	4	1	4	9
Electric lighting - Other lights	2	2	1	2	7
Electric lighting - Spot lights	5	3	1	5	14
Other appliance or equipment	0	2	0	1	3
Other domestic style appliance - Audio equipment	0	1	0	0	1
Other domestic style appliance - Battery charger	0	1	0	1	2
Other domestic style appliance - Dishwasher	1	23	0	0	24
Other domestic style appliance - Electric blanket	1	3	0	0	4
Other domestic style appliance - Electric kettle	1	0	0	0	1
Other domestic style appliance - Extractor fan	2	7	0	0	9
Other domestic style appliance - Fridge/Freezer	2	13	0	0	15
Other domestic style appliance - Hair dryer	0	3	0	0	3
Other domestic style appliance - Iron	0	0	1	0	1
Other domestic style appliance - Other domestic style a	0	2	1	2	5
Other domestic style appliance - Other electrical visual c	0	0	0	1	1
Other domestic style appliance - PC equipment (domes	0	2	1	0	3
Other domestic style appliance - Spin dryer	0	1	0	0	1
Other domestic style appliance - TV	2	8	0	0	10
Other domestic style appliance - Tumble dryer	3	37	4	2	46
Other domestic style appliance - Vacuum cleaner	0	0	1	0	1
Other domestic style appliance - Video/DVD	0	1	0	0	1
Other domestic style appliance - Washer/Dryer combin	0	2	0	0	2
Other domestic style appliance - Washing machine	5	33	0	0	38
All	26	149	11	18	204
Other sources					
Heating equipment - Food warming (not cooking)	0	0	1	0	1

HB 26 Other (where power source is 'electric')					
Other National Assembly for Wales Communities, Equality and Local Government Committee Housing (Wales) Bill : Stage 1 Response from : Electrical Safety Council	4	6	2	2	14
All	157	278	603	128	1,166

Source: Incident Recording System

HB 26
Sergeant AM
National Assembly for Wales
Communities, Equality and Local Government Committee
Minister for Housing and Regeneration
Housing (Wales) Bill - Stage 1
Response from Electrical Safety Council
National Assembly for Wales
Cardiff Bay
Cardiff
CF99 1NA

10th January 2014

Dear Mr Sargeant,

ELECTRICAL SAFETY IN THE PRIVATE RENTED SECTOR

How we live is changing. The Private Rented Sector (PRS) in Wales is seeing unprecedented growth and is projected to account for one in five homes by 2020¹, with increasing numbers of families and vulnerable people renting privately. As a consequence, the PRS will continue to play an important role in meeting Wales' housing need. Despite this, tenants often face poor conditions and serious safety hazards.

According to official statistics, 68% of all accidental fires in Welsh homes (1,166 in total for 2012/13) are caused by electricity. Independent UK-wide research also suggests that private tenants are more likely to suffer an electric shock or fire than owner-occupiers.²

Whilst we welcome the Government's continuing efforts to improve conditions and drive up standards in the PRS, more should be done to reduce risks to tenants by putting precautionary measures in place to ensure their safety.

We the undersigned believe that improving electrical safety for tenants would not present an undue regulatory burden for landlords, and thus should form a core part of any new conditions they are required to meet.

In the context of further debate around the Housing Bill - and more general deliberations over the future of the PRS - we urge you to seriously consider introducing the following requirement:

- Mandatory five-yearly safety checks by a competent person of electrical installations and any electrical appliances supplied with privately let homes;

Improving standards in the PRS will not only benefit tenants but also help landlords keep their properties safe from fires and other incidents that could damage their investment. Making private renting a better

¹ CIH Cymru, Welsh Housing Review 2012: http://www.cih.org/resources/PDF/Wales%20Policy/WELSH_HOUSING_REVIEW_2012-english.pdf

² Research conducted by Ipsos MORI. 25th June-2nd July 2010.

option is crucial to ensuring everyone has a safe, affordable home to live in so we hope that you will seek to introduce these much-needed changes and await your response with great interest.

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National Assembly for Wales
Communities, Equality and Local Government Committee
Housing (Wales) Bill : Stage 1

Response from : Electrical Safety Council
Yours sincerely,



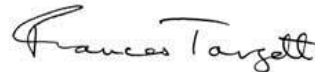
Phil Buckle, Director General
Electrical Safety Council



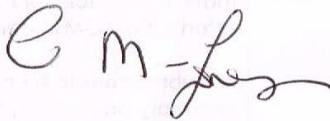
Julie Barratt, Director
CIEH Wales



**Lynda Campbell, Regional Director
for Wales**
British Gas



Frances Targett, Director
Citizens Advice Cymru



Carole Morgan-Jones, Director
NEA Cymru



Stephanie Lloyd, President
NUS Wales



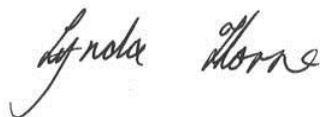
John Puzey, Director
Shelter Cymru



**Ben Collins, Regional Director
Wales and Northern Ireland**
RICS



Steve Clarke, Managing Director
Welsh Tenants



**Lynda Thorne, Cabinet Member,
Communities, Housing & Neighbourhood Renewal**
Cardiff Council

Copied to: Christine Chapman AM, Chair of the Communities, Equality and Local Government Committee