

High-rise Properties (Electrical Safety) Bill

[AS INTRODUCED]

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Require social landlords of residential properties in high-rise buildings to undertake regular safety inspections of electrical installations; to establish a complaints procedure for tenants of such properties who have electrical safety concerns; and for connected purposes.

BE IT ENACTED by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

1 Duty of social landlords to undertake electrical safety inspections

- (1) A social landlord of a residential dwelling in a high-rise building must—
- (a) hold a valid Electrical Installation Condition Report (EICR) for that dwelling;
 - (b) provide to the tenant of the dwelling, including any new such tenant— 5
 - (i) a copy of that EICR, and
 - (ii) a document explaining the provisions of this Act;
 - (c) handle any complaint about the safety of the electrical installations of the dwelling in accordance with section 2.
- (2) A person who fails to comply with a duty under subsection (1) commits an offence. 10
- (3) A person guilty of an offence under this section is liable on summary conviction to a fine.

2 Complaints

- (1) A complaint is valid if— 15
- (a) it relates to the safety of the electrical installations of the dwelling,
 - (b) it is made in writing by, or on behalf of, the tenant of the dwelling, and
 - (c) it is not frivolous or vexatious.
- (2) The landlord must investigate any valid complaint within 28 days of receiving that complaint. 20

- (3) If such an investigation shows that the electrical installations are unsafe, the landlord must rectify the situation using a qualified and competent person within 28 days of the completion of the investigation.
- (4) If the landlord believes that a complaint is not valid they must write to the tenant within 28 days of receiving that complaint explaining why they do not think it is valid. 5

3 Guidance

The Secretary of State may issue guidance on the application of the provisions of this Act.

4 Interpretation 10

In this Act—

a “valid Electrical Installation Condition Report” —

- (a) is dated within the last five years,
- (b) covers the whole fixed electrical installation of the dwelling,
- (c) has a satisfactory outcome, 15
- (d) was completed by a qualified and competent person, and
- (e) is based on the model forms in BS 7671 or equivalent;

“social landlord” has the same meaning as in section 219 of the Housing Act 1996;

“high-rise building” means a building over 18 metres in height which contains two or more residential dwellings. 20

5 Extent, commencement and short title

- (1) This Act extends to England and Wales only.
- (2) This Act comes into force on such day as the Secretary of State may by regulations made by statutory instrument appoint. 25
- (3) This Act may be cited as the High-rise Properties (Electrical Safety) Act 2021.

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