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Electrical landlord issues, are you being left in the dark?

Electrics can be a tricky and confusing subject for Landlords, but with new energy saving products on the market, now is the time to save energy and money. There is more and more legislation that both tenants and Landlords should be aware of in both the residential and commercial world. So what can you do to make sure that you're not left in the dark? Electrica is a highly skilled electrical engineering company. Being based in Central London they have seen a vast range of electrical problems. Even the smallest property can benefit from good electrical practice. They have put together 9 bright suggestions for the commercial industry:-

- 1. Regulations - ensure that as a Landlord you have an electrical landlord certificate for your distribution board. Electrical Systems should be checked annually and Landlord certificates need to be updated every 10 years for residential and 5 years for commercial property and should comply with the IEE regulations.
2. Associated Trade Bodies - if you are thinking about having electrical work carried out, look for a company that carries a trade association badge. Trade associations such as the ECA or NICEIC, work with companies that have been tested to a high standard and will comply with regulations and good practices. Choosing someone with this recognition will provide you with a guarantee on the standard of work and that all relevant paperwork is given. Visit www.eca.co.uk for more details.
3. Carbon Trust - According to the Carbon Trust, you can save upto 20% on your energy bills by managing energy successfully. The Energy Saving Trust also has specific recommendations for residential landlords. Suggestions from the Carbon Trust include the following:-
- Are your thermostats working and set at the lowest comfortable temperature? Reducing the temperature by just 1C can save upto 8%.
- Are there any cold draughts from windows and doors?
- Recent air conditioning units provide both heating and cooling and in most cases can be more efficient to run than a boiler. However, if you have an air conditioning unit that carries over 2.5kg of gas make sure you are covered for the F Gas Regulations.
4. Less can be more - Landlords may find it tempting to buy appliances that produce more energy for their retail price. Yet this isn't always cost effective. For example, although it may look cheaper to buy a higher wattage heater for the same price as a low one, it is important that the wattage doesn't exceed the maximum load of the circuit board. If it does exceed the maximum load of the circuit, then this could cause damage and tripping to the circuit.
5. Use good quality materials and products - Although all cable may look the same they can differ in price and quality. Try and ensure that the products and materials used are of a good quality; as this will last longer and be more efficient. You can look out for the EU ratings, energy gradings and standards.
6. Energy Performance Certificate - An Energy Performance Certificate (EPC) is required when a building is constructed, sold or let: There are examples within the industry whereby landlords have been able to charge more rent for more energy efficiency properties. This is because theoretically the tenants fuel bills will be less than perhaps a low graded property. In the future it is predicted that the energy grading of a building will have a more dramatic effect on it's rental and selling profitability. In the city areas higher graded properties are more likely to be in demand. The energy saving trust can provide help and information on Energy Performance Certificates.
7. Financial Help - There are loans, grants and claimable schemes from the ECA and the carbon trust for low energy products installed. Visit www.carbontrust.co.uk/loans and www.eca.gov.uk for more details. Landlords Energy Saving Allowance that can be into force in 2006 enables landlords to claim upto £1,500 for certain energy saving modifications. Visit www.hmrc.gov.uk for more details.
8. PAT Testing - Electrical items that Landlords leave in the property for tenants to use (for example fridges etc) and are portable need to be PAT tested. Having your electrical equipment tested is vital to you and your tenants safety. Faulty equipment could start a fire. To avoid doubt have your appliances PAT tested every six months (the legal requirement is yearly.) Any new installations should also be tested by a competent qualified electrician.
9. Lighting Schemes - some lighting schemes are now becoming obsolete as more and more energy efficiency lighting becomes available. There are new conversion lamps that fit old fittings and reduce energy. They are available from most electrical outlets and DIY stores. New lighting systems can also reduce energy usage by up to 40%.

If you would like any more electrical advice or free fact sheets, please either; call 02073757145, visit www.electrickauktd.net or email info@electrickauktd.net.

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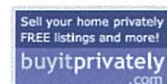
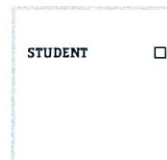
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