

# Proposals in Section Three – Part P (Electrical safety) - of the Consultation

## Part P (Electrical Safety - Dwellings)

Introduced in 2005 to

- improve the competence of domestic electrical installers
- improve the quality of electrical installation work in dwellings
- reduce the number of accidents (electric shocks & electrical fires in homes)

## How it works and its effect

- Major ('notifiable') electrical jobs in the home must be overseen by a building control body or carried out by an electrician registered with a Part P Competent Person Scheme
- The number of registered electricians has increased from 11,000 in 2005 to nearly 40,000 now
- Registered electricians now carry out nearly all notifiable jobs

- We are proposing changes to Approved Document P to reduce the regulatory burden on business and consumers
  - by **extending the range of simpler, 'non-notifiable' jobs** that do not need to be inspected by the local authority - for example kitchens and gardens
  - by allowing DIYers and unregistered installers to employ a **qualified electrician to inspect and test notifiable** work as an alternative to using to the local authority
- Amounts to a **deregulatory 'out'** of **£9.7m** per year
- We are also proposing to update Approved Document P **reference to current version of BS 7671**

# Proposals in Section four – the Building Control System - of the Consultation

Key **drivers** for **changes** to the Building Control System are:

- **Reduce** burdens
- **Improve** compliance
- **Encourage** industry to take greater responsibility for their actions
- **Level** the playing field between building control bodies

## Proposals for improving Local Authority (LA) processes

- Make issue of **completion certificates mandatory** and within specified time period where building work is completed & considered compliant
- **Amend** wording on LA completion certificates & equivalents
- **Reduce number of statutory notifications** & introduce requirement for “**service plans**” based on **risk assessment**

## Proposals for improving Approved Inspector (AI) arrangements

- Amend AI Regulations to **reduce burdens** on both AIs and LAs
- **Remove Warranty Link Rule**



## Strengthening enforcement

- **Align & extend time limits** for s35 & 36 of the Building Act and **increase fine limit**
- Introduce **new civil enforcement sanctions** under Regulatory & Enforcement Sanctions Act 2008:
  - Stop Notices
  - Compliance & Restoration Notices
  - Penalties (fixed & variable)
  - Enforcement undertakings
    - *What sanctions for what breaches? What level of penalties?*

## Alternatives to supervision by Building Control

- **Extend** competent person self-certification schemes framework
- **Introduce specialist third party certification** schemes
  - *What type of work? Eg structure?*
- Introduce option for developers to use **Appointed Persons** (APs) on **voluntary basis** - complementary to supervision by building control?
  - *What qualifications/experience & roles/responsibilities should these have? On- site co-ordination?*

## To respond -

- Consultation documents available on DCLG website (Future of Building Regulations page) with impact assessments, supporting research and response forms:  
<http://www.communities.gov.uk/planningandbuilding/buildingregulations/buildingregulationschanges/>
- Email responses to – preferably on standard form:  
[building.regulations@communities.gsi.gov.uk](mailto:building.regulations@communities.gsi.gov.uk)

## Consultation timetable -

- Consultation closes 27 April
- But responses requested on Part L consequential improvements / Green Deal aspects by 27 March

