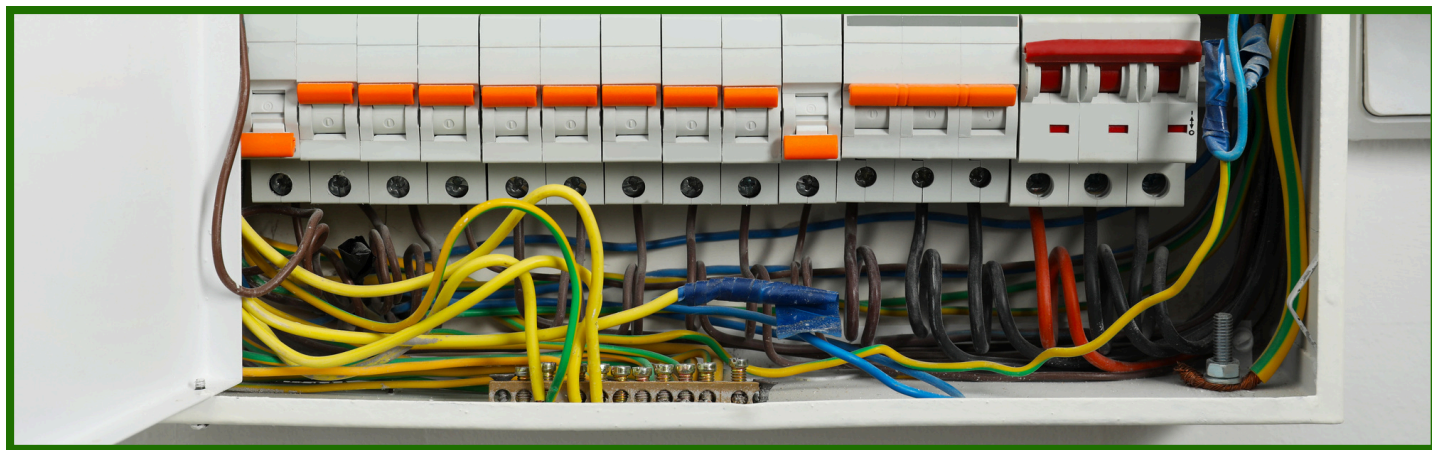


ELECTRICAL REWIRE GUIDANCE FOR TENANTS



REWIRES EXPLAINED

There comes a time in the life of any property when the installed wiring may no longer meet current standards, may have been damaged, or is deemed at the end of its life during an Electrical Installation Condition Report (EICR). When this happens, either parts of the property or the entire property may require rewiring. These rewiring projects are typically planned as part of a scheduled programme of works. However, if we identify damage or faults, we may need to act quickly and rewire the property or affected parts with little or no notice. Remember, while electricity is extremely useful, it can be dangerous when things go wrong.

What does it involve, and how long will it take?

Typically, our full rewires are completed within one week. During this time, electricians will be installing new cabling to replace the old wiring. While most circuits can remain operational until they are ready to be swapped over, there will be periods when the electricity will need to be turned off.

If you work from home, please consider how this may impact you. Coordinate with the onsite electricians to determine the best times for any necessary internet outages, for example.

Additionally, we recommend running down the amount of food in your freezer, similar to what you might do if you were going on holiday.

REWIRING METHODS

Rewiring can be done two different ways: surface or flush.

Surface Rewiring

This involves running the new cables along the surface of walls or ceilings, typically enclosed in protective conduit or trunking. This method is often quicker and less disruptive, as it doesn't require extensive work to access the internal structure of the walls. Surface rewiring is a practical choice for properties where minimal disruption is preferred or where the existing structure makes flush rewiring challenging.

Flush Rewiring

This involves chasing the new cables within the walls. This method requires more extensive work, including cutting into the plaster board or wall to create channels for the cables. Once the cables are installed, the walls are repaired. However, it can be more time-consuming, may cause more disruption during the installation process and will need redecoration once complete, for these reasons we only install surface rewiring.



WHERE WILL THEY NEED TO WORK?

During the rewire, the electricians will need access to the mains intake (fuseboard) and all rooms they are rewiring. They will need to run new wires to the locations of existing sockets and switches, or to nearby positions.



Typically, the cables are routed under the upstairs floors and through lofts to reach the downstairs sockets and light fixtures. This process requires rolling back carpets. On the first day, the electricians will outline their planned routes, giving you time to move any furniture that may be on top of the carpets they need to roll up. Any furniture that can remain in rooms where work is being carried out will be covered with dust sheets. If you are unable to move furniture due to physical limitations, please let us know in advance. We will agree on a suitable approach and assist with moving items where possible. Please note that while we take care when handling furniture, we cannot accept liability for pre-existing damage or structural weakness. If you live in a bungalow, the rewiring is usually done via the loft.



OUR STANDARD SPECIFICATION

For individual circuits, we focus solely on the specific circuit involved. However, our specifications for a full rewire include:

- Complete rewiring of all circuits.
- Installation of smoke alarms throughout the property.
- Replacement of kitchen and bathroom lights with energy-saving LED fittings, if not already installed.
- Replacement or installation of extractor fans in the kitchen and bathroom as needed.
- Installation of additional sockets to meet the following minimum requirements:
 - 3 double sockets in standard bedrooms.
 - 2 double sockets in small bedrooms.
 - 4 double sockets in living rooms.
 - 3 double sockets in dining rooms.
 - 1 double socket in hallways/landings.
- The number of sockets installed in kitchens are dependent on size, we aim to install 4 double sockets and two fused spurs for a fridge and a washing machine as well as in independent circuit for the cooker.
- Installation of a USB socket in a location of your choosing.

Thank you for taking the time to read through this. If you have any further questions, please email our team, and we will be happy to help.

Compliance Building Services Mailbox compliance@baberghmidsuffolk.gov.uk alternatively call 0300 1234000.

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