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STATUTORY INSTRUMENTS

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**2020 No. 312**

**HOUSING, ENGLAND**

The Electrical Safety Standards in the Private  
Rented Sector (England) Regulations 2020

*Made* - - - - *18th March 2020*

*Coming into force* *1st June 2020*

THE ELECTRICAL SAFETY STANDARDS IN THE PRIVATE  
RENTED SECTOR (ENGLAND) REGULATIONS 2020

PART 1

Introduction

1. Citation, commencement and application
2. Interpretation

PART 2

Duties of private landlords

3. Duties of private landlords in relation to electrical installations

PART 3

Remedial action

4. Duty of local housing authority to serve a remedial notice
5. Duty of private landlord to comply with a remedial notice
6. Power of local housing authority to arrange remedial action
7. Appeals relating to remedial action by local housing authorities
8. Recovery of costs
9. Appeals against recovery of costs

PART 4

Urgent remedial action

10. Urgent remedial action

*Status: This is the original version (as it was originally made).*

PART 5

Financial penalties

11. Financial penalties for breach of duties
12. Procedure for and appeals against financial penalties

PART 6

Licences under Parts 2 and 3 of the Housing Act 2004

13. Amendments to Schedule 4 to the Housing Act 2004

PART 7

Duty of manager to supply and maintain gas and electricity

14. Amendments to the Management of Houses in Multiple Occupation (England) Regulations 2006  
Signature

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SCHEDULE 1 — Excluded tenancies

1. Private registered provider of social housing
2. Shared accommodation with landlord or landlord's family
3. Long leases
4. Student halls of residence
5. Hostels and refuges
6. Care homes
7. Hospitals and hospices
8. Other accommodation relating to healthcare provision

SCHEDULE 2 — Procedure for and appeals against financial penalties

1. Notice of intent
2. Right to make representations
3. Final notice
4. Withdrawal or amendment of notice
5. Appeals
6. Recovery of financial penalty
7. Proceeds of financial penalties

Explanatory Note