



Title of Report:	Commencement of Electrical Safety Standards for Private Tenancies Regulations (Northern Ireland) 2024
Committee Report Submitted To:	Environmental Services Committee
Date of Meeting:	10th March 2026
For Decision or For Information	For Decision
To be discussed In Committee	NO

Linkage to Council Strategy (2021-25)	
Strategic Theme	Healthy, Active and Engaged Communities
Outcome	Implementation of Statutory Requirements
Lead Officer	Head of Health & Built Environment

Estimated Timescale for Completion	
Date to be Completed	N/A

Budgetary Considerations	
Cost of Proposal	N/A
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

1.0 Purpose of Report

1.1 The purpose of this report is to inform members of new legislative powers for Councils in relation to the private rented sector and to set fixed penalty levels for offences concerning electrical standards.

2.0 Background

2.1 The Electrical Safety Standards for Private Tenancies Regulations (Northern Ireland) 2024 were introduced under powers arising from the Private Tenancies Act (Northern Ireland) 2022 and establish mandatory electrical safety requirements for private rented properties.

2.2 The Regulations came into effect on 1st April 2025. Landlord duties are summarised in 2.4 below. The Regulations also empower District Councils to issue Fixed Penalty Notices in respect of breaches.

2.3 The Environmental Health Department welcomes the introduction of mandatory periodic electrical safety checks, which previously was not a legal requirement. Compliance with these regulations is expected to improve electrical safety and reduce the risk of fire.

3.0 Duties of landlords – Regulation 3

3.1 Regulation 3 requires a landlord who grants, or intends to grant, a private tenancy to:

(a) ensure that electrical safety standards are met for the duration of the tenancy;

(b) ensure all electrical installations in the dwelling are inspected and tested at regular intervals by a qualified person; and

(c) ensure the first inspection and test is carried out:

(i) before the commencement of a new tenancy; or

(ii) by 1 December 2025 for existing tenancies.

4.0 Offences

4.1 A landlord who fails to comply with Regulation 3 commits an offence and is liable, on summary conviction, to a fine not exceeding level 5 on the standard scale (£5,000).

4.2 District Councils may issue Fixed Penalty Notices as an alternative to prosecution. The penalty amount is determined by the Council and must not exceed one-fifth of the maximum fine (£1,000).

5.0 Financial and Resource Implications

- 5.1 While the new enforcement powers to address electrical safety in the private rented sector are welcomed, they will place additional demands on our existing resources.
- 5.2 No financial support is available from the Department for Communities (DfC) to assist Councils in meeting these new duties. Although the fixed penalty regime may generate income, it is not expected to offset the additional workload.
- 5.3 Setting the fixed penalty at the maximum of £1000 is a key consideration in the absence of financial support to implement the legislation.

6.0 Recommendation

It is recommended that the Environmental Services Committee recommends to Council that the Fixed Penalty Amount for the above offence be set at £1000.