



PRESS RELEASE

PROPERTY BECOMES A POTENTIAL DEATH TRAP

Middlesex, December 2006 – Potentially lethal electrical hazards was identified and solved by one of our *gas-elec* engineers following a call that tenants in a property were receiving electric shocks from both the washing machine and kitchen appliances.

The first hazard the engineer found on arrival was that the ring main was broken, with evidence that a cable had been removed from the circuit – this meant that sockets were now running as two radial circuits. This means that the cables were in danger of being overloaded on account of not having sufficient protection. This is the main cause of electrical fires in the UK.

Our engineer also found that one side of this ring main, feeding the lounge, gave adequate Zs earth fault loop impedance readings from the sockets. This could give the false impression that everything is alright.

However, the other side of this ring main, feeding the kitchen, had a disconnected earth cable at the first socket in the circuit, so all of the sockets in the kitchen did not have an earth return path.

The final fault that he spotted was that the gas boiler spur on the kitchen circuit also had a disconnected earth wire – unfortunately it was resting on the live terminal!

Combined, these hazards led to a lethal combination where the earth connection to all kitchen sockets were live. This meant that every metal case appliance was live, causing the tenant to receive electric shocks!

It was extremely fortunate that nobody was seriously injured, on this occasion!

There can be no more important reason on why *gas-elec* carries out electrical safety inspections, and it shows that landlords can't know their properties are safe unless they're tested!

This also demonstrates the need to test ALL socket outlets when carrying out a periodic inspection.

We're sure that all you know property managers and landlords who refuse to carry out electrical checks on their properties on the basis that there is no legal requirement to do so.

However, if the worse came to the worse, *gas-elec* wonders whether the courts would agree in this real life case!

ENDS/...

Editor's Notes

Founded in 1996, **gas-elec** carries out impartial safety inspections and light remedial works. Its unique inspection service provides the residential lettings market with multiple inspections of the gas and electrics in just one visit. **gas-elec** has over 126 franchisees operating from 18 regional offices, who this year will carry out more than 120,000 safety inspections in domestic properties throughout the UK. For more information visit www.gas-elec.co.uk.

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