



Stator Electrical Solutions Ltd

Ensuring your home stays electrically safe following flooding

Introduction

The recent weather has caused problems all over the UK from flooding. At the start of 2014 it was estimated that over 50% of the UK was suffering from flooding issues.

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Many homes have been affected after rivers have burst their banks, many suffering significant flooding for many days. The obvious priorities are ensuring that occupants and belongings are safe, however after days of mopping, pumping and assembling sandbags, do you know what other risks could be lurking around in your home after the floodwater has subsided?

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Stator Electrical - offer testing and inspections for landlords and home owners at the following rates:-

Visual Inspection	<i>A visual inspection of the property, with a report of its condition provided</i>	£95+Vat
DPIR (Domestic Periodic Inspection)	<i>A full inspection and testing of all circuits in the property, with a report of its condition and test schedule provided</i>	£135+Vat
PAT (Portable Appliance Testing)	<i>Testing of items that are plugged into electrical outlets. (washing machines, kettles, tumble dryers etc)</i>	£65+Vat (up to 15 Items)

Be careful when entering your home following flooding

Flooding is highly stressful at the best of times so once the flood water has cleared, it is very tempting to attempt carry on as normal, but before you do so, follow these important guidelines before returning fully to your property.

- **Make sure your property is safe**

Do not return to your home if advised to stay away by local authorities. Rivers can burst their banks at little warning, always follow the advise given and stay in the designated safe place until you are certain it is safe for you and your family to return.

- **Do not touch the floodwater**

There is not way of knowing if the water is contaminated so do not put yourself at risk by coming into direct contact with water.

- **Do not switch on the lights or any electrics**

It is a good idea to have a torch with you if possible so you can investigate the damage to your property. One of the first things to do is to locate your consumer unit/fuse box. **You must switch it off** this is where a torch may come in handy if your consumer unit is in a dark location, a torch will help you locate the switch.

- **Inspect the appearance of your consumer unit/fuse box**

If you can see water inside it or evidence that water has been there, any signs of damage such as over heating, burn marks or other such damage then you must call an electrician at your earliest convenience. Do not be tempted to switch it on under any circumstances.

- **Unplug damaged electrical appliances**

Go round your home and inspect larger electrical appliances such as ovens, washing machines, televisions, sky boxes, tumble dryers, fridges, freezers etc. If there is any sign of damage then do not use and unplug.

- **Remove portable appliances away from affected areas**

Smaller electrical appliances that can be moved should be moved to a safer place (such as upstairs in the property) to avoid coming into contact with floodwater.

- **Turn off other supplies such as gas and oil**

One of the first things to do is to locate your consumer unit/fuse box.



It is important not to use your essential services such as gas and electricity until you have received professional advice that it is safe to do so.

Finding Switches on your consumer unit

Your consumer unit is also known as a fuse box. It is important to switch it off whilst you visually inspect for water damage to your home electrics. It can appear confusing at first but never take a chance for the sake of familiarising yourself with the switches on your consumer unit.

There will be several switches on your consumer unit, however you do not need to concern yourself with these. You need to be looking for a large red switch which is known as the main switch.



Main Switch

As the name suggests, the mains switch allows you to turn off the electricity supply to your home. It is worth familiarising yourself with the main switch in your fuse box as this is what you will need to use in an emergency. Some homes will have more than one mains switch, for example if you have electric storage heaters, in which case you may have more than one fuse box. **The mains switch is the large red switch located on the left hand side.**

Take care when cleaning up your property

Do not use any mains powered appliances such as pumps or vacuum cleaners until an electrician has advised it is safe to do so. Take care when cleaning and do not touch any exposed wires as they may be live.

Remember to take photographs of the damage as you will need these for insurance purposes. Remember to contact your landlord to approve repairs if you rent the property.

Do not be tempted to carry out any electrical repairs yourself, even if you feel they are minor works. It is important for a qualified and registered electrician to check your property for safety - even a straight forward electrical repair can have implications on your safety or other areas of your household electrical installation if you attempt a repair yourself.

Works your electrician may need to carry out

“Do not use any mains powered appliances until an electrician has advised it is safe to do so.”

Of course the extent of flood damage should never be underestimated, however it is possible that only minor damage has occurred in your property and it may just be a case of allowing wiring to dry out. However, as a minimum, you should ask an electrician to carry out an EICR on your property which will ascertain what electrical works the property will need to bring it up to an electrically safe standard.

What is an EICR?



An EICR is known as an Electrical Installation Condition Report. As the name suggests, it is a report which is produced by an experienced electrician following a thorough inspection of the electrical installation in your property.

It is far more than a quick look, in fact it is an expert eye which not only looks for dangers present, but also ensures that the electrics within your property comply to the latest electrical regulations.

Following the inspection the electrician will conclude that the electrical installation in your property is satisfactory or unsatisfactory. If satisfactory no further action will be necessary and your electrics are safe. If unsatisfactory, the report will detail the recommendations needed to make your property electrically safe. This may mean that your electrical installation is not up to the latest standards but there is no danger present or it may mean a more serious life threatening issue is present that needs your immediate attention.

This is why an EICR is recommended. Floodwater can cause potential damage to wiring that may renders it dangerous to use. Remember water and electricity do not mix!

PAT Testing

It is not always obvious to see if an appliance has been water damaged. This is particularly relevant for large appliances that sit on floor level such as washing machines, dishwashers and fridge freezers. It is worth having appliances such as these PAT tested to confirm they are safe to use. Replacing large appliances is costly. It is far more cost effective to PAT test appliances rather than replace unnecessarily.