



**Ministry of Housing,  
Communities &  
Local Government**

**Rt Hon James Brokenshire**  
*Secretary of State for Housing, Communities  
and Local Government*

**Ministry of Housing, Communities & Local  
Government**

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13<sup>th</sup> June 2019

Dear Katy,

Thank you for your letter of 10 May enclosing a Regulation 28 Report relating to the death of Mr John Charles Alliston. I am saddened to learn of the death of Mr Alliston and offer my sincere condolences to his family. Thank you for highlighting the particular issues which arose from the Inquest and I hope the following response may be informative.

The Government is committed to offering greater protection to tenants to prevent similar tragedies and ensuring rented properties are safe. Existing legislation implies a covenant into most short leases that the landlord will keep installations for the supply of electricity in repair and proper working order, and it is currently best practice for landlords to organise periodic inspection and testing and to provide a report to the tenant.

We recognise, however, that we must go further. As you are already aware, on 19 July 2018 we announced that we will introduce a mandatory requirement on landlords in the private rented sector to ensure electrical installations in their property are inspected at least every five years, to ensure they meet the electrical safety standards introduced by the Regulations.

In addition to this, on 29 January 2019, in the response to our consultation on electrical safety in the private rented sector, we announced that we will produce new guidance to which landlords may have regard in determining who is competent to carry out an electrical safety inspection. Inspectors and testers will sign a checklist certifying their competence or that they are a member of a competent person scheme. This will ensure that electrical installations in the Private Rented Sector are safer and further reduce deaths and injuries due to electric shocks and fires caused by electric faults.

Please be assured that this is a matter of paramount importance to me, and my Department is working to bring regulations into force as soon as possible, subject to parliamentary approval and timetable.

A handwritten signature in blue ink, appearing to read 'James Brokenshire', written in a cursive style.

**RT HON JAMES BROKESHIRE MP**