

***YOUR GUIDE
TO A SAFE
ELECTRICAL
REWIRE***



THE POWER TO MAKE YOUR HOME SAFER



OLD OR FAULTY WIRING IS A COMMON CAUSE OF ELECTRICAL FIRES SO IT IS IMPORTANT TO ENSURE YOUR WIRING IS SAFE AT REGULAR INTERVALS.

Some people may want or need to undertake a full rewire or upgrade the current electrical system - particularly those moving into a new property which might be 25 years or older.

Undertaking a full or partial rewire in a property is a big job and one that should only be carried out by a registered electrical contractor.

When should an electrician carry out a rewire?

All electrical installations, over time, will deteriorate naturally as they are a working system made up of various components and equipment.

For wiring systems more than 10 years old we would always recommend having the electrical system checked out at regular intervals.

This will help identify any faults or defects which could require improvement. It will also give you an idea of any work that might be required and potential cost if you are considering upgrading the electrical installation or altering it to include additional circuits.

Other occasions when a rewire might be necessary include;

- After flood or fire damage
- If electrical installation has become unsafe
- Upgrade of building/property



Notification to Building control

Carrying out a partial or full rewire will often involve creating new circuits or a consumer unit change. This means the work is notifiable to your local building control department in England and Wales.

Using a registered electrical contractor such as an NICEIC Domestic Installer means the person carrying out the work is able to do this for you – without the need for you to do anything. Be sure to arrange this with your electrical contractor beforehand and get the appropriate certification for the work afterwards.

What does the work involve?

Carrying out a rewire will require a large amount of disruption to the fabric of a property. It is likely that all switches, fittings, sockets and the consumer unit will be replaced and require new wiring.

A total rewire can involve two stages of working; first fix and second fix.

All first fix work, if electrical fittings are being installed flush into the walls, will take place before plastering work.

This is to ensure all cabling is hidden so the installation will involve lifting the floor coverings and floorboards and possibly the skirting boards too, chasing out channels in the walls and possibly in some ceilings that are inaccessible from above.

As well as installing new cabling, first fix stage may involve fitting new back boxes for all sockets and switches. In addition to rewiring for all power and lighting circuits, it is a good opportunity to rewire for modern central heating controls, alarms, smoke detectors and doorbells, to add outdoor lighting and sockets, and to rewire the telephones and television aerial sockets, it could also be a perfect opportunity to install data cables for a smart home.. It is also worth redesigning the wiring plan for sockets and switches to make sure it meets your needs and those of modern house buyers.

Talk to your local NICEIC Electrical Contractor about your plans and ideas before work begins.

Second fix

If the first fix has been necessary and has been completed, the property can be re-plastered or the walls and ceilings filled and made good, and the flooring replaced. The second fix work can then proceed fitting sockets and switch plates, light fittings, the consumer unit and wiring any electric fans, cookers, extractor hoods, electric showers and the immersion heater, if there is a hot water storage cylinder.

Partial rewire

A full rewire can be avoided, providing the existing cabling is sound and able to carry any additional loads. It also may be possible to upgrade it by adding a modern consumer unit and upgrading the earthing and bonding where it is required.

What will a full rewire mean?

Having a full rewire will bring the electrical installation in your property up-to-date with the latest wiring regulations. It will also give you the opportunity to modernise your home with a new consumer unit containing safety devices, such as residual current devices (RCDs) and circuit breakers, additional sockets to suit your needs (including USB sockets should you so wish) and the most up-to-date, modern wiring available.

It can also be costly and we recommend that you get at least three quotes before arranging for an electrical contractor to carry out a full rewire – as the prices quoted could be markedly different.

However, please be aware that the lowest cost does not always mean the best job – so do your research carefully and maybe look at examples of other rewires carried out by the electrical contractor you choose to go with.





My property is quite old and I want to know if it needs a rewire?

Before ordering a full rewire we recommend that a full inspection is carried out of the electrics beforehand. You should contact an NICEIC Approved Contractor and ask them to carry out an electrical inspection (sometimes known as a periodic inspection) of the property. Much like an MOT, this is an inspection of the current condition of an electrical installation in your home. On completion of the inspection, you will receive an Electrical Installation Condition Report (EICR) detailing any damage, deterioration, defects, dangerous conditions and anything not in line with the present-day safety standard which might give rise to danger.

I am considering a full rewire. What building regulations do I need to be aware of?

A full rewire has to be notified to the local building control department.

Speak to your electrical contractor before any work to upgrade your wiring commences. Find out if the work needs to comply with Part P of the building regulations and that the appropriate notification and certification will be taken care of once the work is completed.

A straightforward way of meeting the requirements is to use an NICEIC registered contractor. They can self-certify the work and notify the local building control department on your behalf. If you don't use a registered electrical contractor then you are responsible for informing building control before the work commences.

How long will a full rewire take?

A full rewire will vary depending on the size of the property, the number of contractors working and the exact scope of work involved.

Where can I find an NICEIC registered electrical contractor?

You can search for a registered electrical contractor in your area by simply visiting niceic.com and typing in your postcode.

Why use an NICEIC registered contractor?

Choosing an NICEIC registered contractor is a householder's best way to ensure a safe job. Electrical contractors registered with NICEIC are assessed on a regular basis to ensure high standards and their work is checked against the Wiring Regulations as well as other standards.

TO FIND A REGISTERED ELECTRICIAN IN YOUR AREA VISIT NICEIC.COM OR CALL 0333 015 6625