

Electrical & Ventilation Compliance: What Letting Agents and Landlords Need to Know

Can your Electrician **install** or **change** Ventilation?

Most Electricians Don't know this!


Under Part F of the Building Regulations, ventilation is classed as a “controlled service” – the same as electrics or gas. Any work involving it (e.g. replacing an extractor fan) must be notified to local building control and carried out by a competent person who can either notify building control or self-certify through an approved scheme.

In simple terms, not all electricians are certified to upgrade extractor fans under a competent person scheme. In such cases, the work must be notified to local building control before starting and after completion, with a valid commissioning certificate issued for the ventilation system.



Questions to ask, next time you have a ventilation issue and electrician is solving.

1. Are they registered under a **Competent Person Scheme** (such as NICEIC, NAPIT, or STROMA) for ventilation work, not just general electrical work?
2. Have they completed a ventilation course or have manufacturer-approved training (e.g. EnviroVent, Vent-Axia, Nuaire)?
3. Will they issue a commissioning certification that shows the ventilation for the building is compliant with relevant regulations?
4. Do they understand airflow testing and commissioning requirements under Part F?
5. Are they aware of the Minimum Ventilation Rates that **must** be achieved.

 **Tip:** Many electricians confuse electrical and ventilation regulations, and they are intertwined but extremely different. A qualified electrician is NOT automatically qualified for working with ventilation.

What happens if they're not competent?

If the person fitting or replacing your fan isn't qualified:

⊘ The installation cannot be self-certified and must be checked and signed off by Building Control – often at additional cost.

⚠ The property could fail its EICR or compliance audit, since ventilation falls under electrical safety regulations.

🏠 The landlord or agent could be held responsible for non-compliant work under the Housing Health and Safety Rating System (HHSRS) soon to be Rentors reform.

🌀 The fan may not deliver the required airflow, leading to damp, mould, or condensation problems, which are now heavily scrutinised by environmental health officers in line with the impending Awaabs Law

📄 In some cases, insurers or local authorities can refuse liability if the installation is non-compliant.

⊘ On the sale of the property, a solicitor can ask for a ventilation certificate and enforce the seller to obtain one.

Before replacing any extractor fan, always confirm:

- The installer is competent and registered under a competent person's scheme (for ventilation - electrics are different!)
- You'll receive a commissioning certificate of compliance for that property.
- The ventilation strategy meets **ALL** the requirements for part F?
- The fan has been tested to the correct airflow for the size of dwelling



Want to Work with Us?

- ✔ Save Time – We handle the survey, solution, and installation, reducing your workload.
- ✔ Seamless Process – No extra admin; we manage everything and keep you informed.
- ✔ Compliance – Help landlords meet new legislation on damp and mould issues.
- ✔ Commission OR Vouchers – A straightforward way to generate additional income for your agency.

Contact us on **01423456458** today to get started!