WHY PERIODIC INSPECTION EXISTS

WHY INSPECT AN INSTALLATION AGAIN AFTER YEARS?

Guidance Note 3 · Section 3 · from p.111 sets out the reasons. They come down to the fact that an installation does not stay the way it was left.

REASON	WHAT IT LOOKS LIKE IN PRACTICE
Deterioration	Age, damp, corrosion, insulation going hard and crumbling
Wear and tear	Switches, sockets and accessories used thousands of times
Damage	Impact, water ingress, rodents, work by other trades
Additions and alterations	Someone else added a circuit three years after you left, and did it badly
Excessive loading	More plugged in than the circuit was designed for
Change of use or occupancy	New tenants, a different purpose for the building
Legislation changes	A new amendment or edition changes what is required
Insurance and mortgage	A claim, a sale, or a lender asking for documentation
Weather	Flash flooding and prolonged heat are now realistic UK causes

Who asks for one: **landlords**, licensing authorities, public bodies, mortgage lenders, and places of work. The bigger the premises, the more documentation is required and the more often.

✋ **Rented property is the big one.** A periodic is required **at least every five years**. At a **change of tenancy** a fresh one is **recommended** — good practice, not a legal requirement on its own — and a sale to a new landlord is another good time to recommend one.

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