WHAT EVERY HOMEOWNER SHOULD KNOW BEFORE REWIRING A HOUSE

A Homeowner's Guide to Electrical Safety, Upgrades & Planning

Prepared By:

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Precision Electrical Services Ltd

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NICEIC APPROVED CONTRACTOR

Introduction

Are you thinking about rewiring your home? Whether you're renovating, dealing with old electrics, or planning for the future, this guide will walk you through everything you need to know.

I'm Dan, owner of Precision Electrical Services and we specialise in domestic rewires across Walton-on-Thames and surrounding areas. This guide is built from our years of hands-on experience in the electrical industry to help homeowners like you stay safe, informed, and prepared.

Do You Need a Rewire?

A full rewire can seem like a big undertaking and sometimes it is, but it's not always the only option. In many homes, certain areas may be older or more worn than others, meaning a partial rewire could be enough to bring things up to standard. It all depends on the condition of the existing wiring and how the house has been altered over the years.

Common signs that may indicate you need a rewire:

- Old wiring types like rubber, fabric or lead insulation
- No RCD protection at the old fuse board
- Sockets or switches are really old, cracked, or discoloured
- Lights flicker or circuits trip regularly
- You rely heavily on extension leads due to the limited number of sockets
- Property hasn’t been inspected or rewired in 25+ years

If you're not sure, we offer free no-obligation visual inspections to assess your current setup.

An old fusebox with rewirable fuses and asbestos flash guards is a clear sign of an outdated electrical installation.

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What Should I Expect During a Rewire?

If you've never had a rewire carried out before, it's useful to understand what's involved. It's a big job, but it's also a chance to completely modernise your home's electrics and make it work better for you.

During a rewire, we'll remove the old wiring and install new cables throughout the property — under floors, through walls, and up into ceilings. This means lifting floorboards, cutting out channels in the walls for new cable runs, and preparing everything for sockets, switches, lighting, and any extras you've requested.

You'll also get a brand new consumer unit (fuse board) installed, which will be fully RCD protected and include surge protection. This brings your home up to current safety standards and gives you much better protection than older systems.

Once all the wiring is in place (known as the 'first fix'), we return for the 'second fix' — fitting and finishing. That's when we install all the new sockets, switches, light fittings, and test everything thoroughly before powering the system up.

Most full rewires take between 5 and 15 working days, depending on the size and complexity of the property. As a rough guide, an average three-bedroom home usually takes around 10 days for a two-person team to complete.

A full rewire is best done while the property is vacant — it's cleaner, quicker, and allows us to do the job properly from start to finish.

New cable routes installed neatly beneath the floorboards,part of the first fix stage of a rewire, keeping everything hidden and tidy before the floors go back down.

Rewires Can Be Messy - but we have that under control

It’s completely normal to feel a little concerned about the potential mess during a rewire. After all, this kind of work often involves cutting into walls, lifting floors, and moving furniture — which can all sound pretty disruptive.

But while some dust and disruption is unavoidable, we go to great lengths to protect your home and belongings throughout the process. Our team is equipped with specialist tools and materials to keep the mess to a minimum and ensure your property is treated with respect from start to finish.

Dust Control with Specialist Equipment

When channelling out walls for new cables, we don’t just use basic tools. We operate specialist wall-channeling equipment fitted with dust extraction units, which are designed to capture fine dust at the source. This greatly reduces the amount of airborne dust that is released into your property.

Floor and Surface Protection

Hard flooring like wood, laminate, or tile can be vulnerable to damage during a rewire. That’s why we use heavy duty floor protection, a sheet material that provides a durable barrier against dust, tools, and foot traffic.

For worktops and solid surfaces, we apply our custom soft-surface protection mats, these are padded, non-slip, and designed to prevent scratches or dents to your homes surfaces.

Our wall channel tool with dust extraction to cut clean, accurate cable channels with minimal mess, helping to keep dust levels down and the job site safer.

Protecting Your Furniture and Belongings

If furniture needs to remain in a room while we work, we'll help you relocate it to one side and cover it using tough, one-use polythene dust sheets. These are designed specifically for building and renovation environments and create a sealed barrier to keep dust away from your belongings.

Where appropriate, your carpets, stairs, and other vulnerable areas will be protected with temporary coverings or soft protection mats, giving you peace of mind that your property is in safe hands.

In Summary

While we can't eliminate all dust during a rewire, we take every practical step to keep it under control and protect your home. From industrial dust extraction and surface covers to professional-grade dust sheets and matting, our setup is designed to reduce disruption and keep your property safe and as clean as possible throughout the job.

Protection mats used alongside polythene dust sheets to keep your home clean and protected while we carry out work — part of our commitment to looking after our customers homes.

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Why We Recommend Vacating the Property During a Rewire

A Rewire Is a Major Undertaking

Rewiring a property is one of the most disruptive electrical jobs that can be carried out in a home. It involves lifting floorboards, channeling out walls, drilling, pulling cables through every room, and disconnecting power for extended periods. For this reason, we strongly recommend that the property be vacant while the work takes place.

Working Around Occupants Slows Down the Job

When someone is living in the property during a rewire, the work naturally becomes more complex and time-consuming. At the end of each working day, the electricians must re-energise circuits so the occupants have access to lighting, sockets, and essential services like heating or cooking. This daily process of making temporary connections and ensuring everything is safe to use takes time and care.

Similarly, any flooring that has been lifted must be temporarily replaced to avoid trip hazards or injury — and then lifted again the next day. This constant back-and-forth adds extra labour to the job and slows overall progress. In many cases, a job that might take one or two weeks in an empty home can stretch significantly longer in an occupied one.

Extra Time = Extra Cost

The additional time and care required when working around occupants doesn't just delay completion, it also increases costs. More hours on site means a higher labour bill, and the need for additional materials, safety measures, and temporary fixes can all add up.

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The Benefits of Rewiring Your Home

Rewiring your home isn’t just about replacing old cables, it’s a chance to bring your electrics up to date, make everyday life more convenient, and get your home ready for the future. Here are three key benefits to think about:

1. Power and Lighting Where You Want It

Old wiring often means you’re stuck with a layout that doesn’t suit modern living, not enough sockets, and lighting in all the wrong places. A rewire gives you the chance to put things right. Whether it’s adding extra sockets behind the TV, charging points by the bed, better lighting in your kitchen, or spotlights in your home office, we can position everything in your home exactly where it works best for you. It’s all about making your home more practical, comfortable, and safer to live in.

2. A Modern Fuse Board means better Protection

If your current fuse board is still using traditional wire fuses or cartridges, upgrading to a modern consumer unit during a full rewire with RCD protection is a huge safety improvement. RCDs (and RCBOs) cut the power instantly if there’s a fault, protecting you from electric shocks and fire risks. We also install surge protection as standard, this helps safeguard your devices from
unexpected spikes in voltage, keeping things like your TV, computer and appliances better protected.

3. Get Smart and Future proof your home

A rewire is the perfect time to think ahead. If you're planning a loft conversion, an extension down the line, an EV charger, or even an external cabin or garden office - it's worth getting the wiring in place ready. We can install cables to those future locations during the rewire, which helps avoid extra disruption and cost later on. It’s a smart way to future-proof your home and make sure you're set up for whatever’s next.

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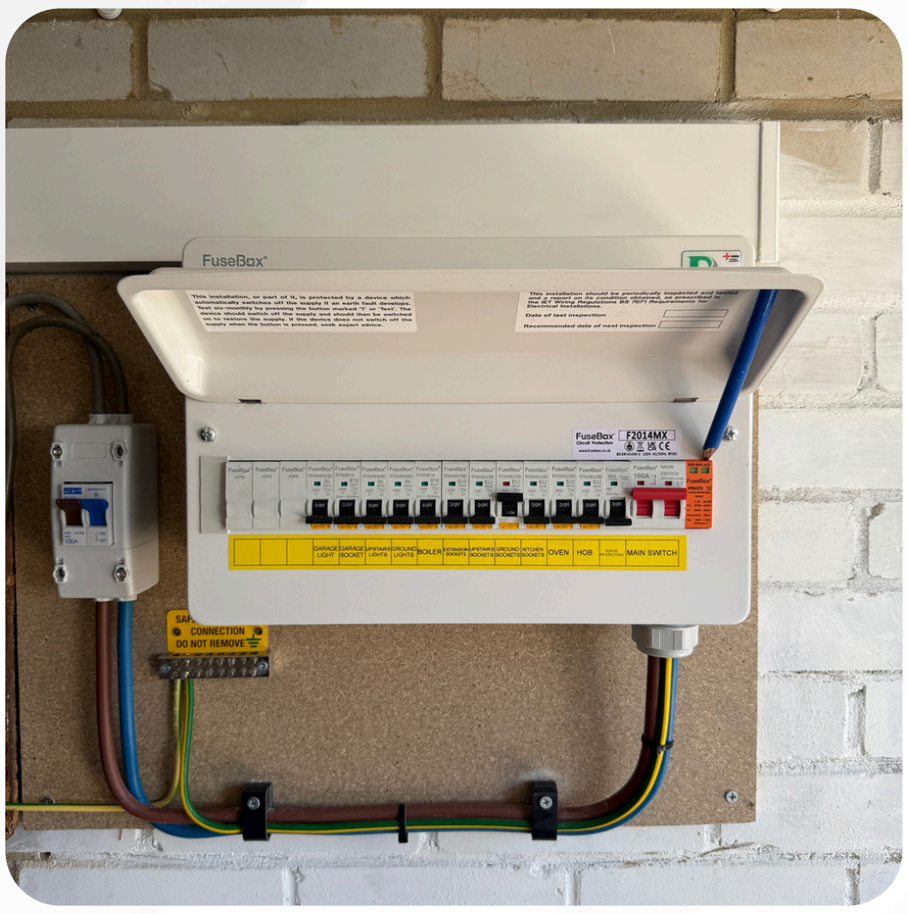
How much do I need to budget for my rewire?

The cost to rewire a house can vary significantly depending on factors such as the number of sockets, switches, and light points, the size and layout of the property, and any additional requirements like smart home features or upgraded fixtures.

As a general guide, a full rewire of a one-bedroom flat costs approximately £7,000, while an average three-bedroom house usually comes in at about £10,000. Larger or more complex properties with premium finishes or bespoke needs can see costs rise toward £15,000 or more.

It's always best to get a tailored quote based on your specific property and requirements.

Tip: If you're already planning a renovation, combine the two. Rewiring during a refurbishment is often easier and can be more cost-effective.



Certification and Compliance

Electrical Installation Certificate

After your rewire is complete, your electrician will carry out a full test of the new electrical installation. This is a critical step to confirm that all wiring, circuits, and components have been installed safely and correctly. Once the testing is complete, the electrician will issue an Electrical Installation Certificate (EIC). This certificate is a legal document that confirms the installation complies with current regulations. It will detail the specific work carried out and the results of the testing.

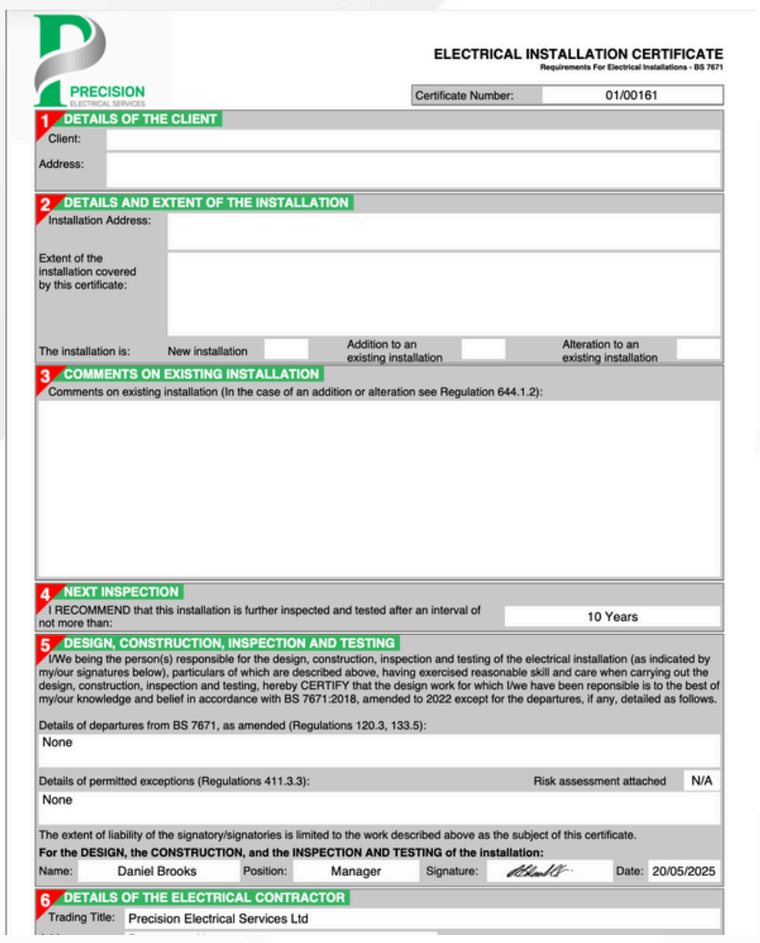
Keep this certificate safe — it forms part of your property's records.

Building Regulations & Part P Notification

In addition to the EIC, certain electrical work must be registered with your local building authority or council, especially if it falls under what's known as Part P of the Building Regulations in England.

Part P ensures that all domestic electrical installations are safe and meet national standards. A registered contractor (e.g., with NICEIC, NAPIT, or another competent persons scheme) will typically handle this for you. They'll notify the local authority on your behalf and you'll receive a Building Regulations Compliance Certificate by post or email shortly afterward.

This certificate is important and should be kept with your other property documents.



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ELECTRICAL INSTALLATION CERTIFICATE
Requirements For Electrical Installations - BS 7671

Certificate Number: 01/00161

1 DETAILS OF THE CLIENT

Client:

Address:

2 DETAILS AND EXTENT OF THE INSTALLATION

Installation Address:

Extent of the installation covered by this certificate:

The installation is: New installation ☐ Addition to an existing installation ☐ Alteration to an existing installation ☐

3 COMMENTS ON EXISTING INSTALLATION

Comments on existing installation (In the case of an addition or alteration see Regulation 644.1.2):

4 NEXT INSPECTION

I RECOMMEND that this installation is further inspected and tested after an interval of not more than: 10 Years

5 DESIGN, CONSTRUCTION, INSPECTION AND TESTING

I/We being the person(s) responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing, hereby CERTIFY that the design work for which I/we have been reponsible is to the best of my/our knowledge and belief in accordance with BS 7671:2018, amended to 2022 except for the departures, if any, detailed as follows.

Details of departures from BS 7671, as amended (Regulations 120.3, 133.5):
None

Details of permitted exceptions (Regulations 411.3.3): Risk assessment attached N/A
None

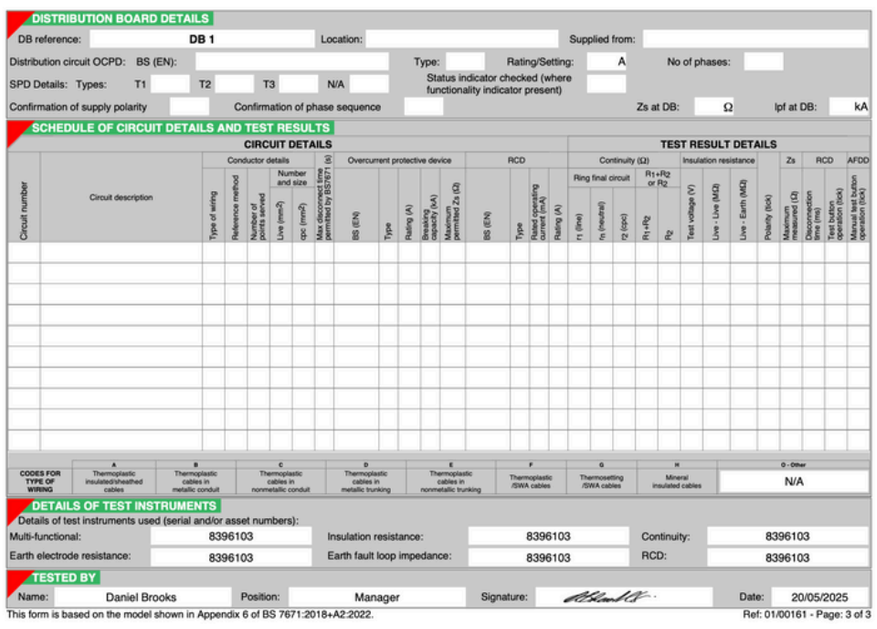
The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.

For the DESIGN, the CONSTRUCTION, and the INSPECTION AND TESTING of the installation:

Name: Daniel Brooks Position: Manager Signature: Date: 20/05/2025

6 DETAILS OF THE ELECTRICAL CONTRACTOR

Trading Title: Precision Electrical Services Ltd



DISTRIBUTION BOARD DETAILS

DB reference: DB 1 Location: Supplied from:

Distribution circuit OCPD: BS (EN): Type: Rating/Setting: A No of phases:

SPD Details: Types: T1 T2 T3 N/A Status indicator checked (where functionality indicator present)

Confirmation of supply polarity Confirmation of phase sequence Zs at DB: Ω Ipf at DB: kA

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

CIRCUIT DETAILS																			TEST RESULT DETAILS																	
		Conductor details					Overcurrent protective device					RCD					Continuity (Ω)				Insulation resistance				Zs	RCD		AFDD
																	Ring final circuit			R1+R2 or R2														
Circuit number	Circuit description	Type of wiring	Reference method	Number of points served	Live (mm²)	cpc (mm²)	Max disconnect time permitted by BS7671 (s)	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Zs (Ω)	BS (EN)	Type	Rated operating current (mA)	Rating (A)	r1 (line)	rn (neutral)	r2 (cpc)	R1+R2	R2	Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)	Polarity (tick)	Maximum measured (Ω)	Disconnection time (ms)	Test button operation (tick)	Manual test button operation (tick)

CODES FOR TYPE OF WIRING: A Thermoplastic insulated/sheathed cables; B Thermoplastic cables in metallic conduit; C Thermoplastic cables in nonmetallic conduit; D Thermoplastic cables in metallic trunking; E Thermoplastic cables in nonmetallic trunking; F Thermoplastic /SWA cables; G Thermosetting /SWA cables; H Mineral insulated cables; O - Other: N/A

DETAILS OF TEST INSTRUMENTS

Details of test instruments used (serial and/or asset numbers):

Multi-functional: 8396103 Insulation resistance: 8396103 Continuity: 8396103

Earth electrode resistance: 8396103 Earth fault loop impedance: 8396103 RCD: 8396103

TESTED BY

Name: Daniel Brooks Position: Manager Signature: Date: 20/05/2025

This form is based on the model shown in Appendix 6 of BS 7671:2018+A2:2022. Ref: 01/00161 - Page: 3 of 3

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Why Using a NIC EIC Registered Contractor Matters

Choosing a registered and reputable electrician isn’t just about getting the job done — it’s about protecting your property and ensuring future peace of mind.

A qualified contractor can legally self-certify their work and submit all the necessary documentation.

If you choose someone who is not registered, or who can’t issue certificates, you may have to pay to have them independently inspected and signed off.

Worse still, if the work isn’t properly certified, it can cause delays or legal complications when you come to sell your home — buyers and solicitors will expect to see the correct paperwork in place.

NICEIC APPROVED CONTRACTOR

Registered Competent Person Electrical

PART P Electrical Safety Registered Installer

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Frequently Asked Questions

Here are some of the common questions we get from customers when planning a rewire. If you're unsure about anything else, we're always happy to chat it through.

Will we need to fully re-plaster when the rewire is complete?

Not necessarily. If your walls are in good condition to start with, full plastering isn't usually needed. Our specialist tools cut neat 40mm channels, which can typically be repaired by a good by a decorator.

Will you fill the channelling?

Yes, we can. This is an additional option we offer. We'll apply a rough coat of wall plaster where necessary, but the final finish (sanding, skimming, painting, etc.) would be down to your decorator to complete.

Can a rewire be done in stages?

Yes, it can — and sometimes that can be the best way to approach it. Carrying out a rewire in smaller sections takes careful planning, and while it offers flexibility, it's worth noting it can add extra time to the overall job. Additional visits and setting up in multiple phases may lead to increased costs, especially when working on smaller areas at a time.

What sockets and switches do you install?

As standard, we fit white plastic, round-edge switches and sockets which comply with British standards, clean, simple, and reliable. If you'd prefer decorative finishes (brushed steel, black nickel, etc.), we're happy to install those too. Just let us know your preferred style and we'll source and fit them accordingly, which would be charged additionally.

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Final Thoughts

A rewire can feel like a big undertaking, but with the right team it can be smooth, safe, and well worth it. Whether you need to upgrade for safety, modern living, or peace of mind, we’re here to help.

Need advice or ready for a quote? Get in touch today and we'd be happy to have a chat.

Your Local Electrician - Precision Electrical Services Ltd

Call Daniel on - 01932 640620
Email - info@peselec.co.uk
Website - www.peselec.co.uk

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Google Customer Reviews
★★★★★