

LANDLORDS GUIDE TO ELECTRICAL SAFETY



It is important to ensure that all electrical appliance and fittings within the property are safe and in good working order. Unlike gas regulations, there is no law that says you must have a landlord electrical certificate. But, should any electrical fittings or appliances within your rental property cause harm to a tenant you could be held liable.

Manage your property well and the risks to you as landlord or agent are minimal, but manage it badly and your risks are high.

You are advised to make visual inspections yourself as landlord or agent in residential properties (record on a safety checklist) and have periodic checks carried out by a qualified electrician.

- **Ideally, ensure that the electrical system complies with the latest wiring regulations.**
- **Make sure a circuit breaker (RCD) is fitted to power circuits.**
- **Keep supplied appliances to a minimum.**
- **Make sure appliances supplies are complete and in working order – keep purchase receipts.**
- **Pay particular attention to second hand equipment – always have these items checked.**
- **Ensure that operating instructions and safety warning notices are supplied with the appliances.**
- **Ensure that flexes are in good order and properly attached to appliances and plugs.**
- **Ensure that earth tags are in place.**
- **Ensure that plugs are of an approved type with sleeved live and neutral pins.**
- **Ensure that plugs and sockets conform to BS1363 or BS1363/A for heavy duty uses.**
- **Ensure that all fuses are of the correct type and rating.**
- **Make sure that tenants know the location of and have access to the main consumer unit, fuses and isolator switch.**
- **Make a note of all fuse ratings on the inventory.**

If you are in any doubt about the wiring of the safety of any appliances consult a qualified electrician.

Article taken from the landlord zone.



DAVID UPSHALL
Insurance Services

Tel: 01305 268883

44 South Street, Dorchester, Dorset DT1 1DQ
Email: d.upshall@gmail.com • www.davidupshall.co.uk

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