



## PRESS RELEASE

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### AN ELECTRICAL MOT CAN SAVE MORE THAN MONEY

**Middlesex, April 2005** – In 2001, faulty electrical appliances caused 6,000 dwelling fires, 29 deaths and 908 injuries. In fact, some 12,500 fires in UK homes every year are reported to have an electrical origin.\*

If you're a home owner, how safe are your appliances? And what about the wiring? How long since it was checked? Call your *gas-elec* local office on 0800 587 999 for advice.

But it's not only *gas-elec* that keeps banging the drum for electrical safety checks. The National Association of Estate Agents advises landlords NOT to avoid the cost of regular electrical checks. If you are an Agent acting for a landlord in letting property which you know, or reasonably ought to know, has not been checked for electrical safety, you may well be assisting in the committal of a criminal offence.

Landlords and agents (if they provide the appliances or sign the tenancy agreement on behalf of their landlord) must comply with the following:

- Consumer Protection Act 1987
- The Electrical Equipment (Safety) Regulations 1994
- The Plugs and Sockets (Safety) Regulations 1994
- Landlord and Tenant Act 1985, Section 11.

It is an offence to supply electrical equipment that is not safe, which is why the NAEA recommend that an electrical check is carried out before letting and annually thereafter – in effect an electrical MOT. It is difficult, they say, to see how a landlord could prove that the property was electrically safe without having it tested regularly.

Exactly!

*\*Sources: Office of the Deputy Prime Minister, the NICEIC and the National Association of Estate Agents.*

ENDS/...

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### **Editor's Notes**

Founded in 1996, **gas-elec** carries out impartial safety inspections and light remedial works. Its unique inspection service provides the residential lettings market with multiple inspections of the gas and electrics in just one visit. **gas-elec** has over 126 franchisees operating from 18 regional offices, who this year will carry out more than 120,000 safety inspections in domestic properties throughout the UK. For more information visit [www.gas-elec.co.uk](http://www.gas-elec.co.uk).

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