



PRESS RELEASE

GAS-ELEC RESPONDS TO ACCIDENTAL DEATH OF TENANT

Why electrical inspections are a matter of life and death

Middlesex, 9 July 2009 – In the wake of news surrounding the accidental death of a young mother of two who was electrocuted in the bathroom of her rented cottage in Cornwall, gas-elec, a leader in the field of gas and electrical safety inspections, has reiterated the necessity for landlords to ensure that electrical inspections are carried out regularly on their properties.

According to John Davidson, managing director of gas-elec, "Electricity is an essential part of modern day living and dramatically enhances living standards. It does however have the potential to be lethal, cause injury or damage property, if it is not correctly maintained."

The Electrical Equipment (Safety) Regulation 1995, Housing Health & Safety Rating System (England) Act 2004 and Landlord and Tenant Act 1985 apply in this situation.

For example, the Landlord and Tenant Act 1985 requires the landlord to ensure the electrical installation is 'safe' when the tenancy begins and that it is maintained in a safe condition throughout that tenancy.

"A landlord must also ensure that the fixed electrical installation is 'safe' with no unacceptable risk of injury or death, or damage to property. This includes the consumer unit, fixed wiring, sockets, light fittings and switches," he said.

Additionally, it is the responsibility of the landlord (as stated in the Landlord and Tenant Act 1985) to ensure that any portable electrical appliance supplied is 'safe' with no unacceptable risk of injury or death, or damage to property. Portable appliances are those that would normally have a plug fitted, and include all mains voltage equipment such as kettles, toasters, washing machines and fridges."

“The only real way for the landlord to ensure that electrical equipment is safe is to have it professionally inspected and tested by a qualified engineer who has the correct level of expertise and equipment to perform this service,” adds Davidson.

Furthermore, all work that involves adding a new circuit in bathrooms and kitchens will need to be either notified to Building Control with a Building Regulations application, or carried out by a competent person who is registered with a Part P Self-Certification Scheme.

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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.

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