



PRESS RELEASE

THE LEGISLATION THAT PROTECTS ALL TENANTS

Middlesex, January 2006 –

- The Gas Safety (Installation and Use) Regulations 1998 stipulate that gas appliances and installations are tested and reported safe every year.
- The Electrical Equipment (Safety) Regulations 1994 and The Plugs & Sockets, etc. (Safety) Regulations 1994 state that supplying unsafe electrical goods is an offence.
- The Consumer Protection Act 1987 applies if a landlord supplies electrical equipment in rented accommodation. The property should be checked before you offer it for rent.
- The Unfair Contract Terms Act 1977 stipulates that if you do business using a standard form contract then your terms should be reasonable.
- Any goods supplied under The Supply of Goods and Services Act 1982 should be of satisfactory quality, durable, free from defect and fit for their purpose.
- Any defence is likely to fail under Due Diligence if there was a reasonable step that could have been taken but was not

ENDS/...

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.

Issued by: gas-elec Safety Systems
Contact: Pauline Chandler

Tel: PR & Marketing Manager
01892 782068
Email: pauline.chandler@gas-elec.co.uk