



# PRESS RELEASE

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## ELECTRICAL FAULTS HIGH ON LIST OF LANDLORD TRANSGRESSIONS

**Middlesex, 1 December 2009** – With an increase in the media headlines reporting on electrical safety transgressions, landlords are being warned to take the necessary precautions to ensure the safety of their tenants.

“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,” says John Davidson, managing director of gas-elec.

“The accidental death of a young mother of two who was electrocuted in her rented cottage in Cornwall has reiterated the necessity for landlords to ensure that electrical inspections are carried out regularly on rented properties,” says John Davidson, Managing Director of gas-elec.

“Over and above the need for all electrical installations and wirings to be up to current standards, it goes without saying that any electrical equipment provided by a landlord must also be deemed safe by a competent person on a regular basis,” adds John.

The Association of Residential Letting Agents (ARLA) and the National Association of Estate Agents (NAEA) – both members of the National Federation of Property Professionals (NFOPP) – have also issued statements and guidelines on the matter of electrical safety guidelines for landlords.

As stated in the ARLA’s ‘Let’s Make it Safe’ brochure, “the basic concept is that a landlord has an obligation to ensure that any such items supplied as part of a

property letting are safe, and not dangerous. This is to minimise the risk of injury, death or of damage to property.”

The brochure declares that at present there are no specific statutory requirements placed upon a landlord to prove that such items are regularly checked or tested by a qualified electrical engineer. ARLA strongly recommends to landlords that appropriate ongoing checks of such equipment should be scheduled and kept up to date.

“While this may be true from a legal standpoint, there are a number of laws in place to regulate the industry,” adds John.

For example, the Landlord and Tenant Act 1985 states that it is the responsibility of the landlord to ensure that any portable electrical appliance supplied is safe. This includes the consumer unit, fixed wiring, sockets, light fittings and switches.

“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,” concludes John.

A number of regulations are also in place to protect the tenant, including the Electrical Equipment (Safety) Regulation 1995, Housing Health & Safety Rating System (England) Act 2004 and Landlord and Tenant Act 1985.

For more information on electrical safety inspections, go to [www.gas-elec.co.uk](http://www.gas-elec.co.uk) or call 0800 587 9999.

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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 and homebuyers and sellers with multiple inspections of the gas and electrics in one visit. **gas-elec** has recently launched a number of new energy-saving products and services. These include the g-save fuel economiser, which reduces fuel bills by up to 31% and a consumer comparison website (gas-elec Compare) that offers users the

widest range of energy suppliers in order to compare their gas and electricity prices. **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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