

The legislation that protects all tenants

- **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.