

## ELECTRICAL SAFETY

There are no specific regulations relating to electrical safety in the same way as there is for gas safety. However, councils and boroughs may request that an electrical inspection and report is carried out prior to a tenancy being signed. Electrical appliances provided by the landlord must be safe at the commencement of the tenancy. There will be a legally implied term on the tenancy that the electrical installation is kept in good repair and proper working order.

In January 2005, the Government introduced electrical safety rules for dwellings into the Building Regulations for England and Wales. Because of this, most fixed electrical installation work carried out in homes must, by law, meet the Building Regulations. Under Part P of the Building Regulations there are detailed requirements applicable to carrying out work to the electrical installation in residential accommodation.

There are detailed regulations relating to electrical appliances and plugs and sockets. A landlord is potentially liable under the Defective Premises Act if a tenant or resident suffers death or injury or has personal belongings damaged as a result of a defect in the electrical system in the premises. In the case of houses in multiple occupation (whether licensable or not) there is a requirement to have a five yearly safety check carried out to the electrical installation by a competent electrician. This has to be produced to the local authority on demand.

Where the HMO is licensable then there will be a licence condition requiring the licence holder to make a declaration as to the safety of the electrical system on demand. This licence condition also requires electrical appliances in such HMOs to be kept in good repair, where provided by the landlord.

### GOOD PRACTISE

Make sure the electrical installation has an RCD fitted

Only use a qualified tradesperson

Inspection annually