

Electrical Safety Obligations explained

As a landlord, you have a legal duty to ensure that your rental property, and any electrical equipment that you have provided, is safe before a tenancy begins and throughout its duration.

You must ensure that:

- all electrical systems are safe (e.g. socket, switches and light fittings); and
- all appliances they supply are safe (e.g. cookers and kettles).

England

From 1 June 2020, new [Electrical Safety Standard Regulations](#) came into effect for landlords in England, applying to new tenancies from 1 July 2020 and existing tenancies from 1 April 2021.

The regulations state that landlords must do the following:

- All fixed electrical installations are inspected and tested at least every five years, by a qualified person, with a report obtained from the inspection.
- A copy of the report is retained by you until the next inspection.

The report you receive on the electrical safety of the property must be used as follows:

- A copy of the report is given to each existing tenant in the property within 28 days of the inspection.
- A copy of the report is given to a new tenant before they occupy the property.
- Any prospective tenant that requests a copy of the report, must receive it within 28 days.
- If your local authority requests a copy of the report, you must provide it within seven days.
- A copy of the report is given to whoever carries out the next inspection.

Be aware, that your local authority has to power to arrange remedial action on the property and fine you up to £30,000 if your property is found to breach electrical safety standards.;

Tenants should flag electrical problems as soon as they appear, and they have the responsibility to maintain any electrical items that they bring into the property.

It is recommended that tests are carried out by a registered electrician at least every five years and you should provide your tenants with a record of any electrical inspections. Landlords should be aware of any responsibilities they have for communal areas of a house, block of flats, or estate that residents use in common with other tenants e.g. landings and kitchens.

Landlords should provide tenants with a record of any electrical inspections.

Scotland

It is a legal requirement for landlords to carry out electrical safety inspections for all new tenancies and existing tenancies.

There are two parts that you are required to complete:

1. an inspection of installations, fixtures and fittings; and
2. a record of testing of appliances provided by the landlord.

Tests must be carried out at least every five years and you should ensure that the tests are carried out by a competent person. When an inspection is done you must provide a copy to your Tenants. When a new tenancy starts you must give a copy of the most recent inspection to the tenants.

If you are looking for electrical safety advice, please visit electricalsafetyfirst.org.uk