



Electrical Safety for Landlords

As a **landlord** of just one property or many properties it is good practice to insure that all **electrical** appliances and fittings within the property are safe and in good working order. Although unlike gas regulations there is no law that states that a **landlord** must have a **landlord electrical safety** certificate. However it is advisable to bear in mind that should any **electrical** fittings or appliances within your rental property actually cause harm to a tenant then the tenant may sue you for damages or worse you may be brought before a court for negligence.

It is always a good idea to have your rental property checked upon turnaround of a tenant within the inventory and also if the tenant reports an **electrical** fault during their tenancy term. If you have a record of the visual **safety** checks that you have carried out as part of the inventory, should an **electrical** accident occur and proceedings are started against you, you can prove that you have put all **electrical safety** checks in place that a **landlord** should and that the accident was quite literally an accident and not down to your negligence. So it is important that **electrical safety** records are kept at all times. If you wish to obtain an inventory form so you can record your **electrical safety** checks please complete your details within our homepage and we will send you a complete tenancy package for free.

British Gas offers an **electrical safety** solution for **landlords** and homeowners alike. **Landlords** can have an initial **electrical safety** inspection and then a two yearly inspection thereafter. Should an **electrical** fault occur either the **landlord** or tenant can call out a qualified British Gas engineer who will tend to the **electrical** fault. British Gas will charge you £4.50 per month for this **electrical** repair service but will not charge you a call out fee or a parts or labour fee for this repair service. This **electrical** service is a must for any **landlord** who wishes to keep his/her properties in check and avoid any disputes further down the line.