

# **ELECTRICAL INFORMATION**

**These notes are intended to clarify many points or questions that prospective landlords or tenants may have about electric checks in rented properties. If you have a question or comment not covered by these notes please do not hesitate to contact us, we will be happy to assist you.**

1. The electrical installation, equipment and appliances in a property must be safe when a tenancy begins. (This includes the consumer unit, fixed wiring, wall sockets, light fittings, switches etc).
2. It is the landlord's responsibility to ensure that they are maintained in a safe condition throughout the tenancy and are fit for purpose.
3. Any work/maintenance must be done only by competent and qualified persons.
4. As a minimum the property should have an Annual Electrical Safety Inspection which includes a visual inspection of the electrics, however a Periodic Inspection every 5 years is strongly recommended which is a physical and more in depth inspection.
5. A common issue identified in electrical inspections is either missing or incorrect coverage of a device called an RCD (Residual Current Device). This is designed to prevent electrocution and all electrical circuits are required to be protected to meet current regulations.
6. RCD protection is required on all circuits.
7. Regular electrical testing will pick up on any minor faults to prevent those becoming serious issues.