

KEEPING ELECTRICAL SAFETY IN CHECK



Electrical safety for landlords »

12 TOP TIPS

As a landlord it is your responsibility to ensure that the safety of your tenants and anyone they invite into your rented property is not compromised by faulty electrical installations. To help ensure that you cover all the bases and keep everyone safe, we've compiled the following 12-point checklist for electrical safety.

- 1) Make sure the electrical installations in your rental property are inspected by a qualified electrical safety expert at least every five years. This inspection will highlight any damage or wear and tear.
- 2) Ensure that the wiring is properly earthed and bonded.
- 3) Engage a qualified electrician to undertake PAT testing on any portable appliances you are providing within your rented property. PAT testing should be carried out every 12 months.
- 4) Make sure your fusebox is fitted correctly and not damaged. Also make sure it is not obstructed with flammable items such as paint, newspapers or cleaning fluids.
- 5) Check that there is an RCD (Residual Current Device) on the fusebox and that it is working correctly.
- 6) Ensure cables are not passing through any doors or window openings.
- 7) Check that sockets are not overloaded.
- 8) Before plugging in any leads or cables, check for cracks, splits and other signs of damage.
- 9) Make sure the appliances you've installed are not subject to any safety issues or product recalls.
- 10) Check that all relevant appliance covers are in place and intact to reduce the risk of fire or electric shock.
- 11) Make sure a smoke alarm is fitted in the property and that it is fully functional, with the alarm sounding when the unit is tested. Ideally fit a carbon monoxide alarm so that tenants are warned of any leaks that might occur.
- 12) Keep a copy of all electrical safety reports, appliance manuals and guarantees so you can prove that you have taken every precaution to ensure your rental property is safe.

At MS Electrical we offer PAT testing and fixed wire testing in Cambridge, Ely and Newmarket. We're here to keep your electrical safety in check, and we're only a call away.

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