



Electrical – Landlord Basics

Providing your tenants with a Landlord Electrical Safety Certificate is highly recommended as a responsible landlord. Although it's not always mandatory to provide one, it covers both your back and the tenants if any electrical problems do occur.

In order to provide an electrical safety certificate there are several checks and responsibilities that every landlord needs to be aware of. As a landlord you have a legal duty of care to your tenants both before the tenancy begins and throughout.

The law

If your property is a house in multiple occupation such as a student house, then it's essential by law that you have a periodical electrical inspection every 5-year carried out by a registered electrician. A result of this is the Electrical Installation Condition Report which you can keep as a record of proof of the inspection and it gives details of any remedial work which may need carrying out.

For properties that aren't multiple occupancy, you don't have the same legal obligation to have the inspection every 5 years but it's highly recommended that they're tested on the same 5 yearly basis, or between different tenancies if this is sooner and more convenient.

If you fail to provide tenants with an electrical safety certificate you're leaving yourself open to a significant amount of financial risk should any electrical faults occur. As the landlord you'll be liable, so carrying out your own interim visual inspections are also a good idea.

Despite, not having to provide the landlord electrical certificate for a house in single occupancy, you are legally obliged to check the following:

Sockets, Wiring & Light fittings

It's a landlord's responsibility to check that all the plugs and sockets and wiring in your home are safe to use. This includes sockets for shavers in the bathroom and all types of light fittings.

When carrying out visual checks, make sure that all sockets are securely fixed and in good condition, any cracks or broken ones must be replaced.

Look for signs of scorch marks which indicate any overheating and make sure wiring is in suitable places where it won't get bent, damaged or melt. Check that the tenant isn't using any dangerous extension cables.

Consumer Unit / Fusebox



A fuse box should always be positioned in a place far away from any combustible goods such as cleaning fluids, paint and excessive cardboard and newspaper.

Always check that the fuse box cover isn't cracked or damaged as this can be a fire risk and lead to electrical shocks.

Electrical Appliances

Any electrical appliances provided by the landlord, such as white goods or kettles and toasters, need to be PAT tested and have the CE marking. Appliances that have been tested should have a Portable Appliance Tested sticker on the plug to prove this.

Landlord's should always remember to check that the cables of the appliances are in a satisfactory condition and show no signs of deterioration such as fraying or splitting and that they're securely attached to both the appliance and the plug. If cables do show signs of wear, it's advisable to replace the appliance.

For more information on Electrical safety and your legal obligations as a landlord, visit [Electrical safety first](#), where you'll find more detailed information.