

Gas and Electrical Safety

Môn Properties Landlord's Pack

Amlwch Lettings

Landlord Information
Sheet.

Gas and Electrical
Safety.

Information for Overseas
Landlords

Fire and Furnishings
Regulations.

Important information on
Houses with Multiple
Occupancy.

The Tenancy Deposit
Scheme.

Energy Performance
Certificate.

The General Products (Safety) Regulations 1994 require that all goods must satisfy general safety provisions. The Law requires that all electrical appliances are safe and strongly recommends that they are tested.

In 1995 there were 27 deaths from electrocution within the home and 39 in the workplace; 23,756 people suffered electric shocks and an alarming 7,500 fires were caused by faulty electrical appliances and leads.

The Electrical Equipment (Safety) Regulations 1994 and The Plugs & Sockets etc. (Safety) Regulations 1994 state that supplying unsafe electrical goods is an offence. When an unsafe appliance is found in rented accommodation, Trading Standards check that the landlord or agent has taken all reasonable precautions to avoid supplying an unsafe item.

In the event of an incident in a property involving electricity the landlord must be able to demonstrate that his supply and appliances are safe, he can only do this if it is tested professionally. Duty of care demands that this is done on a regular basis, particularly at the point at which the property first becomes available to let.

The Gas Safety (Installation and Use) Regulations 1994 state that all let and managed property **MUST** be annually tested for safety. Failure to comply with these regulations can result in a substantial fine or even, in the worst cases, imprisonment. Only Gas Safe registered businesses using ACOP's qualified engineers can carry out work on gas appliances and piping.

All landlords have a **DUTY OF CARE** to ensure their tenant's safety. To this end battery operated smoke alarms are advisable. Once a landlord has supplied an alarm the tenant becomes responsible for the battery.

Môn Properties uses only full qualified contractors to carry out both gas and electrical safety tests. These firms not only carry the right qualifications but have Quality Assured standards and Professional Indemnity Professional Insurance.

Our Contractors' Safety Inspectors are all qualified to the latest industry-recognised gas and electrical standards. As legislation increases and qualifications evolve, these engineers keep pace because training is on-going. Safety Inspectors regularly attend manufacturer courses to enhance their knowledge of – for example – specific boilers, old and new.



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