

# Information Sheet

## The Electrical Equipment (Safety) Regulations 1994

### Summary

The above regulations require that all electrical appliances or equipment supplied in the course of business must be safe. Electrical appliances supplied in rented accommodation are considered to fall within this category.

All mains voltage household electric goods are covered by the regulations including cookers, kettles, toasters, washing machines, immersion heaters, etc. The regulations do not apply to fixed electrical wiring and built-in appliances such as central heating systems however there may be a requirement to carry out periodic inspections to electrical fixed wiring systems as part of the HMO (house in Multiple Occupation) regulations.

Visual checks can identify obvious defects such as frayed wiring, poorly fitted plugs and missing insulation. Unsafe items should be removed.

In addition to the above The Plugs and Sockets etc. (Safety) Regulations 1994, relate to the supply of any plugs, sockets, adapters or fuses intended for domestic use. Plugs, sockets or adapters must comply with the appropriate current standard. It must be correctly fused (typical fuse ratings are: up to 750 watts - 3 amp; up to 1,250 watts - 5 amp; above 1,250 watts - 13 amp). The regulations require plugs to be part insulated so as to prevent shocks when being removed from a socket. Compliance with the current standards can be checked by confirming the presence of this insulation on the pins and the relevant BS marking on the plug.

Although there is no prescribed method for testing it is strongly recommended to have an annual electrical safety check carried out by a qualified electrician and to maintain appropriate records. Section 39 of the Act states that a person take all reasonable steps and exercised all due diligence. EPM can arrange electrical testing on your behalf (please complete the Property Management Instruction form (section 6) as appropriate).

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