

28 August 2009

**Don't be a shocking landlord!**

With the new university term about to start and students searching for private accommodation, the [Letting Protection Service \(LPS\)](#) is advising landlords to make sure they carry out electrical surveys and a regular programme of testing on their properties.

Figures from the government show that there are thousands of injuries each year because of faulty electrical wiring. With student houses full of laptops, stereos, TVs and games consoles it makes sense for landlords to check that electrics are safe and fit for purpose.

[The last government figures](#) estimate that there were nearly 14,000 injuries because of problems with a property's electrics. Of this, nearly 2,000 people were believed to have injured themselves when using household appliances.

More seriously, in 2007 the [Office for National Statistics \(ONS\)](#) recorded 43 electrical fatalities – with the highest number amongst young men aged between 20 and 24. The [LPS](#) is reminding landlords that they have a legal duty to ensure that the electrical circuits and supplied appliances in their property are safe.

If a landlord fails to carry out a regular programme of testing and inspection, he or she may be deemed to have not taken reasonable steps to ensure the safety of their tenants. This could leave them liable to fines, imprisonment and invalidation of their property insurance.

Kevin Firth, director of the LPS said:

“It is up to landlords to ensure that their properties conform to the highest electrical standards. An electrical survey, known as a [Periodic Inspection Report \(PIR\)](#) will reveal if electrical circuits are overloaded, identify any defective DIY work and carry out tests on the wiring. It will also advise on any work that needs to be done.

“[Portable appliance testing](#) will also ensure that any electrical equipment supplied in furnished properties like cookers, fridges and TVs is thoroughly tested and inspected. If landlords wanted to go the extra mile, for the same price, they could offer to extend the testing to the tenant’s own personal electrical products.

“Both tests are designed to provide landlords with peace of mind that they have taken all reasonable steps to ensure that any electrical equipment a tenant uses is safe”.

For more information visit: [www.lettingprotection.com](http://www.lettingprotection.com)

The LPS blog is available at: [www.thelpsblog.com](http://www.thelpsblog.com)

## **ENDS**

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### **Editors Notes:**

The Letting Protection Service (LPS) collated the accident statistics from information collected by the DTI in its report ‘[The Home and Leisure Accident Surveillance System’ 2000-02.](#)

The fatality statistics from the ONS are available at

[http://www.statistics.gov.uk/downloads/theme\\_health/DR2007/DR\\_07\\_2007.pdf](http://www.statistics.gov.uk/downloads/theme_health/DR2007/DR_07_2007.pdf)

### **About The Letting Protection Service (LPS)**

The Letting Protection Service offers specialist insurance, referencing and protection products to landlords. It is designed for landlords, by landlords with the aim of offering affordable, tailored services. It is a division of the Computershare Group, which works with landlords to offer letting protection.

For more information, visit [www.lettingprotection.com](http://www.lettingprotection.com)

### **About Computershare Limited (CPU)**

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