

# SCOTTISH GOVERNMENT STATUTORY GUIDANCE ON ELECTRICAL INSTALLATIONS AND APPLIANCES IN PRIVATE RENTED PROPERTY

## *Key Points*

### The Housing (Scotland) Act 2014

- A new duty to carry out electrical safety inspections comes into force on 1 December 2015.
- There are two parts to the electrical safety inspection, (1) an inspection of installations, fixtures and fittings and (2) a record of testing of appliances provided by the landlord.
- The tenant must be given a copy of the inspection when it is done. A new tenant must be given a copy of the most recent inspection before the tenancy begins.
- Landlords should ensure that inspections are carried out by a competent person – there is guidance on what standard is expected here – but a landlord can carry out appliance testing if they have undertaken appropriate training.
- The minimum standard is that an electrical safety inspection is carried out every five years – but testing can be carried out more frequently.
- The new duty applies to new tenancies that begin on or after 1 December 2015. It applies to existing tenancies from 1 December 2016. So landlords will have up to one year to organise inspections of the homes they let.
- Regular inspection of installations, fixtures and appliances is best practice and some landlords will have arranged inspections before the law changes. The current standard format for inspections was introduced on 1 January 2012, and inspections completed from that date can comply with the repairing standard.

**This is a revised version of the guidance published in February 2015 on the new duty for electrical safety inspections in private rented housing. The revision is intended to improve clarity and technical accuracy, and includes some examples of completed forms, but does not make any changes to what landlords are expected to do. This guidance is published on the website of the Private Rented Housing Panel at <https://www.prhpscotland.gov.uk/repairs-downloads-landlords>.**