

## **AMDEA MEDIA RELEASE**

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### **AMDEA WELCOMES NEW ELECTRICAL LAWS TO IMPROVE TENANT SAFETY**

**Release: IMMEDIATE**

The number of privately rented households has increased by 63%<sup>1</sup> over the last decade and now more than 19% of homes in England are being rented<sup>2</sup>. From 1<sup>st</sup> July new electrical laws will come into force to help keep these 4.5 million homes<sup>3</sup> safe. Improving home safety is a long-held commitment that [AMDEA](#) (the Association of Manufacturers of Domestic Appliances) shares and specifically addresses with its *Register my Appliance* initiative, launched in 2015.

The new law means private landlords must test the electrics at least every 5 years in properties let on a new tenancy, using a person who is 'qualified and competent'. All new rentals on or after 1<sup>st</sup> July must provide an electrical safety report to their tenant and the local authority, which must be repeated every 5 years. From 1 April 2021 this will apply to all existing privately rented properties.

These regulations form part of the Ministry of Housing, Communities and Local Government's (MHCLG) wider work to improve safety in all residential properties, particularly in the private rented sector.

Although the Regulations do not cover domestic appliances, the Government do recommend that, as good practice, landlords regularly carry out portable appliance testing (PAT) on any electrical appliance that they provide and then supply tenants with a record of inspections. They also advise landlord and tenants to **register appliances**, something the appliance industry warmly welcomes and has spent half this decade advocating as an essential home safety measure. AMDEA developed

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[registermyappliance.org.uk](https://registermyappliance.org.uk) for this purpose, a simple online tool, that should be on every diligent landlord's to-do list. On this fast, user-friendly portal, it takes just a few minutes to register domestic appliances directly with the manufacturer, ensuring householders can be contacted quickly if a recall or safety repair is ever needed.

Appliances don't even need to be new, as landlords can register appliances already in use in the property (up to 12 years old).

**Paul Hide, Chief Executive, AMDEA says**

"We are glad to see home safety is at the forefront of Ministry of Housing, Communities and Local Government policy. We developed Register my Appliance to help keep homes safe and particularly support the Government's ambition to ensure landlords are doing their utmost to protect their tenants.

This year, the appliance industry hopes that landlords across England take the sensible safety measure of registering their tenant's appliances at [registermyappliance.org.uk](https://registermyappliance.org.uk)."

**From 1 July 2020, landlords placing privately rented accommodation on the market, or signing new rental agreements must:**

1. Ensure national standards for electrical safety are met and that electrical installations in their rented properties are inspected and tested by a qualified and competent person at least every 5 years.
1. To establish if a person is qualified and competent landlords can check if the inspector is a member of a competent person scheme. This includes, but is not limited to [Electrical Safety Roundtable](#), [Registered Competent Person](#) [Electrical single mark and register](#).
2. These inspections will test that any electrical installations are overloaded, whether there are any potential electric shock risks and fire hazards or any defective electrical work.
3. The electrical installations inspected and tested include electrical wiring, the plug sockets, the light fittings, the fuse box and other fixed electrical parts. This will include permanently connected equipment such as showers and

extractors but not appliances like cookers, fridges, and washing machines.

4. Obtain a report (usually an Electrical Installation Condition Report or EICR) from the person conducting the inspection and test which gives the results and sets a date for the next inspection and test.
5. Supply a copy of this report to
  1. the existing or any prospective tenant (within 28 days)
  2. the local authority (within 7 days)

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<sup>1-3</sup> English Housing Survey, 2017-18, Ministry of Housing, Communities & Local Government

**For more information:**

1- Ministry of Housing, Communities and Local Government have published a guide to help tenants, landlords and local councils understand the law.

<https://www.gov.uk/government/publications/electrical-safety-standards-in-the-private-rented-sector-guidance-for-landlords-tenants-and-local-authorities>

2- Social media:  
@regmyappliance  
@mhclg  
#ElectricalSafety

3- AMDEA is the UK trade association for manufacturers of large and small domestic appliances; representing over 85% of the domestic appliance industry and nearly 90% of white goods brands. Members' products include most of the UK's top selling brands of major white goods, other large and small kitchen appliances, heating, water heating, floor care, waste disposal and ventilation equipment.

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