



# Private Landlord Registration - Landlord Guide Electrical Safety Inspections

From 1<sup>st</sup> December 2015, private landlords are responsible for ensuring that an electrical safety inspection of their property is carried out by a registered electrician at least every five years.

## The new legislation explained

As of 1<sup>st</sup> December 2015, under sections 13(4A) and 19B(4) of the Housing (Scotland) Act 2006, private landlords in Scotland will be required by law to ensure that their properties are electrically safe.

This covers:

- Any installations in the property for the supply of electricity
- Electrical fixtures and fittings
- Any appliances provided by the landlord under the tenancy.

Landlords must be able to prove that all of the above are in a reasonable state of repair and in proper working order.

So what do landlords need to do?

Landlords are required to ensure that regular electrical safety inspections are carried out by a competent person, and that anything that fails to pass the inspection is replaced or repaired immediately.

As a minimum, an electrical safety inspection must be carried out:

- Before a tenancy starts, and
- During the tenancy, at intervals of no more than five years from the date of the previous inspection.

A copy of the most recent electrical safety inspection reports must be provided to both new and retained tenants.

The person who conducts the checks must be employed by a firm that is a member of an accredited registration scheme operated by a body recognised by the Scottish Government – this will usually mean that they are registered with NICEIC or a member firm of the Electrical Contractors' Association of Scotland (SELECT).

Both the [NICEIC](#) and the [Electrical Contractors' Association of Scotland \(SELECT\)](#) provide online tools for finding local members.

Should you require any further information or guidance please contact  
**Fife Councils Landlord Registration Team by telephone on 01592 583397**  
Or email [landlords.registration@fife.gov.uk](mailto:landlords.registration@fife.gov.uk)  
**Fife Councils Houses of Multiple Occupancy Team by telephone on 01592 583162**  
Or email [HMO.licensing@fife.gov.uk](mailto:HMO.licensing@fife.gov.uk)