

## **LANDLORDS LEGAL RESPONSIBILITIES**

The introduction of Part P into the building regulations in 2005 means that it will become a requirement for landlords to be able to prove that all electrical installation work , including alterations and additions to existing installations , has been carried out and certified by a competent person.

The Landlord and Tenant Act 1985 puts the onus on landlords to ensure that electrical installations in their properties are safe when tenancies begin , and that they are maintained in a safe condition throughout those tenancies.

### **Electricity at Work Act 1989**

#### **Defence**

In any proceedings for an offence consisting of a contravention of regulations 4(4),5,8,9,10,11,12,13,14,15,16,or 25 it shall be a defence for any person to prove that they took all reasonable steps and exercised all due diligence to avoid the commission of that offence.

Regulation 29 applies only in criminal proceedings.It provides a defence for a duty holder who can establish that they took all reasonable steps and exercised all due diligence to avoid committing an offence under regulations 4(4),5,8,9,10,11,12,13,14,15,16.

A Periodic Inspection Report on the electrical installations in their properties would enable them to fulfil their obligation.