



Portable Appliance Testing (PAT) Policy

Purpose

This policy outlines the responsibilities of tenants regarding the safety testing of any personal electrical appliances they bring into the property. The purpose of this policy is to ensure the ongoing safety and wellbeing of all residents and to reduce the risk of electrical faults, fire, or injury.

Landlord Responsibility

The Landlord will ensure that all electrical installations and any electrical appliances supplied as part of the tenancy (e.g., cookers, fridges, washing machines, kettles, microwaves) are tested and safe for use in accordance with current UK regulations.

Tenant Responsibility

Tenants are responsible for ensuring the safety of any electrical appliances they personally bring into the property. This includes, but is not limited to, items such as:

- Laptops and desktop computers
- Phone chargers and extension cables
- Hairdryers, straighteners, and grooming devices
- Refrigerators or kitchen appliances brought by the tenant
- Gaming consoles, TVs, and other electronics

PAT Testing Requirement

- Any personal electrical appliance brought into the property **must be Portable Appliance Tested (PAT tested)** and certified as safe for use.
- Testing must be carried out by a **competent and qualified person**.
- The test must be completed **prior to first use in the property** or within **14 days of the start of the tenancy**, whichever comes first.
- Tenants must **retain proof of testing** and provide a copy to the Landlord/Managing Agent upon request.

Unsafe Appliances

If an appliance is found to be unsafe, untested, or if proof of testing cannot be provided when requested:

- The Landlord/Managing Agent reserves the right to instruct the tenant to **remove the appliance from the property immediately**.
- Failure to remove an unsafe appliance may result in the Landlord/Managing Agent removing and storing the item, with reasonable costs charged to the tenant.

Inspections and Compliance

- Routine property inspections may include a check for non-compliant electrical items.

- The Landlord/Managing Agent may request evidence of PAT testing at any time during the tenancy.

Liability

Tenants are responsible for any damage, injury, or loss caused by unsafe or untested personal electrical appliances. The Landlord accepts no liability for issues arising from tenant-owned appliances.