



141 Gilmore Place  
Edinburgh  
EH3 9PW  
0131 656 0390  
SC427849  
[www.purepropertymanagement.com](http://www.purepropertymanagement.com)

## **PAT AND EICR ELECTRICAL TESTS**

It is now necessary for all rented properties to have a valid Portable Appliance Test and an Electrical Installation Condition Report in place.

An Electrical Installation Condition Report is an inspection of the condition of all existing electrical installations to identify any deficiencies against the national safety standards for electrical installation.

Every electrical installation deteriorates with age and use and it is important to be sure that the safety of the user is not put at risk in any way and the installation continues to be in a safe and serviceable condition.

The inspection will reveal if any electrical circuits are overloaded, find any potential electrical shock risks or fire hazards and highlight any lack of earthing or bonding.

A Portable Appliance Test is required for anyone who lets residential accommodation. It is required to ensure the equipment supplied as part of the tenancy is safe to use. The Electrical Equipment Regulations require that all mains electrical equipment, i.e. cookers, washing machines, kettles, lamps etc, new or second hand, supplied with the accommodation must be safe. This inspection is carried out annually.

Pure Property Management will arrange for the necessary checks to be carried out on behalf of each landlord unless instructed otherwise.

The EICR is to be renewed every 3-5 years and for an average sized 2 bedroom property will cost approximately £ 135.00. For larger properties approximately £25 per room should be added.

The PAT is carried out annually and costs approximately £50.00. This would include approximately 20 appliances. A quote can be provided for larger properties with numerous appliances.

For any additional information about any points raised above please contact our office on 0131 656 0390