



Housing (Scotland) Act 2006

2006 asp 1

PART 1

HOUSING STANDARDS

CHAPTER 4

THE REPAIRING STANDARD

Landlord's duty to repair and maintain

[^{F1}19A Duty to ensure regular electrical safety inspections

- (1) The landlord must ensure that regular inspections are carried out for the purpose of identifying any work which—
 - (a) relates to installations for the supply of electricity and electrical fixtures, fittings and appliances, and
 - (b) is necessary to ensure that the house meets the repairing standard.
- (2) The duty in subsection (1) is complied with if—
 - (a) an inspection has been carried out before the tenancy starts (but not earlier than 5 years before the start of the tenancy), and
 - (b) inspections are carried out during the tenancy at such intervals to ensure that there is a period of no more than 5 years between each inspection.
- (3) The landlord must—
 - (a) before the start of the tenancy, provide the tenant with a copy of the record of the most recent inspection carried out, and
 - (b) provide the tenant with a copy of the record of any inspection carried out during the tenancy.
- (4) For the purposes of sections 16(4), 17, 22 and 24 and schedule 2, references to a duty under section 14(1) include the duties under this section.]

Changes to legislation: *There are currently no known outstanding effects for the Housing (Scotland) Act 2006, Section 19A. (See end of Document for details)*

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Textual Amendments

- F1** Ss. 19A 19B inserted (1.12.2015) by [Housing \(Scotland\) Act 2014 \(asp 14\)](#), **ss. 23(2)**, 104(3); S.S.I. 2015/272, art. 2, Sch. (with art. 3)

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