

UK Landlord

THE MAGAZINE OF THE NATIONAL LANDLORDS ASSOCIATION

MAY/JUNE 2010

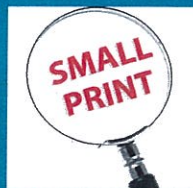


Safety for female landlords

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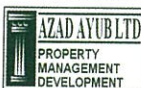


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KEEPING UP TO DATE WITH ELECTRICAL LEGISLATION

DX Electrica understands that as a landlord it is difficult to be up to date on the electrical legislation. Being in the electrical contractor industry they see a repeated pattern on where landlords could improve and make savings.

1. With many of the commercial premises in London their distribution boards are either in need of upgrading, are overloaded or don't comply with electrical regulations. Be aware of the health and safety implications with your distribution board.
2. Financial Help - There are loans, grants and claimable schemes from the ECA and the carbon trust for low energy products installed. Visit www.carbontrust.co.uk/loans and www.eca.gov.uk for more details.

3. Electrical Landlord certificate – this certificate is required before your tenant moves in (for both commercial and electrical.) The certificate states that the electricians have been tested inspected and comply with regulations. Tenants also have a responsibility to have their electricians tested and inspected if they modify their distribution board during their tenancy.
4. Recent air conditioning units provide both heating and cooling and in most cases can be more efficient to run than a boiler.
5. September saw the phasing out of traditional light bulbs. Low carbon lighting systems can also reduce your energy usage by up to 50% when compared to standard lights. **For more fact sheets and helpful information please visit www.dxelectrica.net**

