



Kidbrooke Village HUG Addendum:

Electrical Appliances & Safety

Compliance & Safety Statement

This Home User Guide provides information to support the safe occupation, use and maintenance of your home. The building has been designed, constructed and commissioned in accordance with applicable regulations and safety standards. Ongoing management and maintenance of the building is undertaken by the landlord/managing agent in line with statutory requirements.

Utilities & Appliances

Electrical Appliances – Safety, Registration and Responsibilities

Your home is fitted with electrical systems and appliances that have been designed and installed in accordance with current Building Regulations and applicable electrical safety standards.

To support ongoing safety and compliance, residents should familiarise themselves with the guidance below.

Appliance Registration and Product Safety

Your home includes a number of built-in electrical appliances and white goods. Residents are strongly encouraged to register all appliances with the relevant manufacturer as soon as possible after moving in.

Registering appliances helps to ensure that:

- You receive important safety updates and product notifications
- You are informed promptly of any product recalls or safety notices
- Manufacturers can contact you directly in the event of a safety issue

Manufacturer details and appliance model information are provided within this Home User Guide.



Product Recalls and Safety Notices

From time to time, manufacturers may issue safety notices or recalls relating to electrical appliances.

Residents should:

- Check manufacturer guidance periodically
- Act immediately on any safety notices
- Stop using any appliance subject to a recall until further guidance is provided

Where required, follow the manufacturer's instructions regarding repair, replacement or return.

Electrical Safety and Safe Use

To reduce the risk of electrical faults or fire:

- Do not overload electrical sockets or extension leads
- Do not leave high-risk appliances (such as cooking equipment or dryers) unattended when in use
- Only qualified electricians should carry out electrical alterations or repairs
- Do not tamper with fixed electrical systems, consumer units, or earth bonding connections
- Use appropriate equipment (such as cable detectors) before drilling into walls or ceilings

For further guidance, please refer to Electrical Safety First or equivalent recognised safety bodies.

Faults, Outages and Repairs

If you experience a loss of power:

- Check whether neighbouring properties are affected
- If so, contact the national power outage line (105)
- If the issue is isolated to your home, check the consumer unit for a tripped circuit

If a fault persists or relates to an appliance or wiring issue, contact a qualified electrician.

Any suspected faults that pose a safety risk must be reported immediately.

Roles and Responsibilities



- The managing agent is responsible for maintaining and managing communal electrical systems and ensuring compliance with statutory inspection and maintenance requirements.
- Residents are responsible for the safe use, operation and maintenance of appliances and electrical items within their home.

Residents must not carry out unauthorised alterations to electrical systems.

Fire Safety and Electrical Risk

Electrical appliances can present a fire risk if not used correctly.

Residents should:

- Regularly check appliances for signs of damage or overheating
- Ensure appliances are switched off when not in use (unless designed for continuous operation)
- Avoid the use of unsafe or second-hand electrical goods that have not been appropriately tested

Any concerns regarding electrical or appliance safety should be reported immediately.