



Electrical Safety (EICR Requirements)

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What the Law Requires

Under the **Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020**, landlords must ensure that the electrical installation in their property is:

- Safe when tenants move in
- Maintained in a safe condition throughout the tenancy
- Tested at least every **5 years**
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This is verified through an **Electrical Installation Condition Report (EICR)** conducted by a qualified electrician.

An EICR identifies faults that could lead to fire, electric shock, or other hazards.

Your Key Responsibilities

1. Complete an EICR every 5 years (or sooner if recommended)

- Only a **qualified electrician** can carry out the inspection.
- The result will be either “Satisfactory” or “Unsatisfactory.”
- The engineer tests the condition of wiring, sockets, fuse boards, and fixed electrical components.

✓ A “Satisfactory” report means no urgent action is required.

✓ An “Unsatisfactory” report means remedial work **must** be completed.



2. Act on remedial work within the legal timeframe

If any dangerous or potentially dangerous issues are found, they are coded:

- C1: Immediate danger – must be rectified immediately
 - C2: Potentially dangerous – must be made safe within 28 days
 - FI: Further investigation required – must be completed quickly, usually within 28 days
- ✓ After remedial work, you must obtain a written confirmation that the issues have been fixed.
- ✓ This confirmation must be given to tenants and kept with the EICR.

3. Provide the EICR to tenants and authorities

You must legally provide:

- To new tenants → before they move in
 - To existing tenants → within 28 days of the inspection
 - To local authorities → within 7 days if they request it
 - To prospective tenants → if they ask in writing, within 28 days
- ✓ Always save email evidence or signed receipts for compliance.

4. Keep all electrical installations safe between inspections

The 5-year certificate is not the end of your duty.

You must maintain safe electrical systems throughout the tenancy, including:

- Damaged sockets or switches
 - Broken extractor fans
 - Loose wiring
 - Water-damaged electrical items
 - Faulty hardwired smoke alarms
 - Issues reported by tenants
- ✓ Repairs must be carried out by qualified professionals only.



Practical Timeline

<u>Action</u>	<u>When</u>
EICR inspection	Every 5 years (or sooner if recommended)
Provide EICR to new tenants	Before move-in
Provide EICR to existing tenants	Within 28 days
Provide EICR to local authority	Within 7 days of request
Complete remedial work	Within 28 days (or sooner if required)

Common Mistakes Landlords Make

- Relying on agents or contractors to remind them – you are responsible.
- Not giving tenants copies of the report (legally required).
- Doing remedial work but failing to obtain the written confirmation of completion.
- Waiting until the 5-year mark even when the electrician recommended an earlier inspection.
- Not checking whether the electrician is properly qualified or accredited.
- Ignoring tenant reports of electrical issues between inspections.



Quick Compliance Checklist

- Valid, “Satisfactory” EICR in place
- EICR given to tenants within required timeframe
- Remedial work completed with written confirmation
- Qualified contractor used
- Property regularly checked for electrical hazards
- Evidence stored in compliance folder