

The Essential Landlord's Guide

Is your Property Compliant with
the Electrical Safety Laws?



Introduction

As a landlord, keeping your rental property safe and legally compliant is one of your most important responsibilities—and that includes electrical safety. Since the introduction of new regulations in 2020, all landlords in England are now legally required to ensure their properties are electrically safe through regular inspections known as EICRs. Think of it as an MOT to your properties electrics! But what exactly is an EICR, how often do you need one, and what should you expect during an inspection?

This guide is here to walk you through everything you need to know. Whether you're new to letting or a seasoned landlord, we'll explain what an EICR involves, what to look out for in your report, how the law affects you, and the potential penalties for non-compliance. Our goal is simple: to help you protect your tenants, your property, and yourself—while making sure you're up to date with your legal obligations.

The Official Name:

'The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020'

What does EICR stand for?

Electrical Installation Condition Report



The Test

The EICR focuses on the **fixed** aspects of the electrical installation in your property and the electrician will look at things such as your fuse board, sockets, switches and light fittings to name a few. They won't always look at every single one but a selection to get an idea of the condition of your electrics. The amount they have checked should be found on your report. They will be looking at the overall condition, whether anything is overloaded or a fire/electrocution risk and whether there is sufficient earthing or bonding where necessary.



The test itself must be conducted by an electrician who is a qualified and competent person as per the government guidelines. Always try to use a reputable contractor. An important aspect of the inspection is the standard at which the electrical installation is tested against. The acceptable standard that applies for private rented property is British Standard 7671 as set out in the 18th edition of the Wiring Regulations.

Landlord's should have a new test done at a maximum of every 5 years, unless a shorter interval is recommend by the electrician. This may be based on the age or condition of the installation. Even if your report says it doesn't need to be done for 10 years, as a landlord you must ensure it is done every 5 years under these regulations. If you have a new build home or have had a full rewire, you will get an **EIC** or **Electrical Installation Certificate**. These can be provided to tenants in place of an EICR and a further check carried out in 5 years.



The Results

Once the test has been completed, your electrician will provide you with a full report outlining the results of the test. Much of this is technical information but there are some important aspects to take note of:

- Overall Result and summary – this will be displayed as ‘Satisfactory’ or ‘Unsatisfactory’ with additional comments
- The date of the test and time required until the next one – make a note of this date to ensure your next one is booked in on time. Be aware that on unsatisfactory certificates, there is still a time require until the next one but this is subject to remedial works.
- Any limitations of the report – this could be no access to certain areas or inspection of internal wall cables.
- A signed and date declaration by the electrician and their supervisor where applicable. This is essential to make the report valid.
- An observations section – this shows any observations relating to the installation which are categorised into four categories.
- There will sometimes be additional pictures associated with the observations. It is important that if you are not sure of what any of the report means, that you get further guidance as soon as possible – especially if your report has come back as unsatisfactory.



Observations:

Outcomes	Acceptable Condition ✓ 	Unacceptable condition C1 or C2 	Improvement recommended C3 	Further investigation: FI 
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Anything that is not completely up to standard will be listed as an observation.

These are broken into 4 Main Categories and each defect will be listed on your observations sheet alongside one of the following codes:

C1 – Immediately Dangerous – Results in overall Unsatisfactory Grading. This needs to be fixed straight away.

C2 – Potentially Dangerous – Results in overall Unsatisfactory Grading This needs to be fixed straight away.

C3 – Improvement Recommended – Good practice to carry out this work but not required to comply with the regulations

F.I. – Further Investigation Required – This means the electrician noticed something important whilst carrying out the test that would not always be covered in the report. This may result in an Unsatisfactory Grading.

Even if there is only one C1 or C2 defect, the report will automatically come back as Unsatisfactory and you will need to get remedial works carried out.



Remedial Works

Once the report is completed, a copy must be provided to your tenant within 28 days. If the local authority requests it, you must provide a copy within 7 days.

If there reports comes back unsatisfactory due to C1, C2 codes or further investigation being required, then landlords **must** get the required works carried out within 28 days of the report. Once the works are done, you must then inform your tenant in writing.

If the work is not carried out, the local authority may serve a remedial notice or carry out the works at the landlords expense.

The fines for breach of regulations can be up to £30,000! So make sure you know your responsibilities.



Key Point Summary

Although there appears to be a lot to consider, the main take-away from the regulations are as follows:

- If you own a rented property you **must** have a satisfactory EICR (or EIC) carried out by a qualified and competent person.
- The EICR must be done at least every 5 years but sooner if recommended on the report.
- The EICR must comply with BS7671 – 14th Edition Wiring Regulations
- If remedial works are required, they must be carried out within 28 days to result in a satisfactory grading.
- The report must be sent to your tenant within 28 days and provided upon request to the local authority.





In summary, ensuring your rental property has a valid and up-to-date EICR isn't just a legal requirement—it's a vital part of keeping your tenants safe and your investment protected. Since the regulations changed in 2020, landlords in England must have their electrics professionally checked at least every five years, with any urgent issues addressed promptly.

At JDG, we're here to help make the process as smooth as possible. We work closely with trusted local electricians and can guide you through what needs to be done, from arranging inspections to understanding your report and carrying out any required remedial works. If you're unsure where to start or just want to check your property is compliant, our team is only a phone call away.



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