



Electrical Inspection Condition Report (EICR) Guide

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What is an EICR?

An EICR is a detailed report produced after an electrical inspection is carried out at a property by a qualified professional.

Introduced in 2020, they apply to all relevant tenancies and provide evidence that the property meets the [national standards](#) for electrical safety. This means any electrical installations should be deemed safe for continued use. And that any investigative or remedial work required is clearly flagged.

The requirement to have an EICR forms part of the [Electrical Safety Standards in the Private Rented Sector \(England\) Regulations 2020](#). Within this, private landlords must make sure every electrical installation in their rental properties is inspected and tested.

And it needs to take place at intervals of no more than five years by a [‘qualified and competent person’](#).



Why are EICRs so important?

As all electrical installations deteriorate over time, due to both their age and usage, they need to be inspected and tested regularly to assess if they're still safe to use.

Electrical faults, including old wiring and sockets, are the cause of over 20,000 accidental fires in UK homes each year. Aside from the obvious danger to life, if a fire happens at a property without a valid EICR, the relevant insurance policy will be invalid. An unnecessary cause of stress and expense that can be avoided by following the regulations.

The government introduced EICRs to reduce this fire risk and ensure that 'all landlords now have to do what good landlords already do: make sure the electrical installations in their rented properties are safe.'



How do I find someone qualified to do the EICR?

The electrical safety industry has produced guidelines on how to choose a reputable tradesperson. Many are signed up to non-compulsory schemes such as the [Electrical Safety Roundtable](#) and the [Registered Competent Person: Electrical](#).

When arranging an inspection, if they're not affiliated to an official body, you can also ask them to sign a checklist to confirm their competence.

This can cover what experience they have, their level of insurance, and whether they hold a qualification covering the current version of the Wiring Regulations and the periodic inspection, testing and certification of electrical installations.

For landlords using a property management service, their agent can arrange an EICR inspection on their behalf, eliminating that selection process. Those organised by our partner [MakeUrMove](#), for example, are carried out by fully qualified, accredited, registered electricians.



What does the electrical safety inspection cover?

The person carrying out the inspection will be checking the 'fixed' electrical components of the property. This includes the wiring, plug sockets, light fittings and fuse boxes, as well as any permanently connected appliances such as showers and extractor fans.

The electrician will also spend time checking:

- If any electrical installations are overloaded
- if there's any defective electrical work
- if there are any potential electric shock risks or fire hazards
- if any earthing or bonding is lacking, both of which are methods of preventing electric shocks
- the serviceability of equipment
- the extent of any damage/wear and tear



What will the report show?

Once the inspection is complete, there's no requirement to issue a specific landlord electrical certificate but the electrician will produce an EICR detailing:

- the results of the inspection and testing, whether satisfactory or unsatisfactory
- a list of observations highlighting any necessary remedial work or further investigation
- the date the next inspection and test is due by

Any remedial work will be given a classification code:

- C1: Danger present/risk of injury. The inspector might make this level of hazard safe before leaving the property.
- C2: Potentially dangerous.
- FI: Further investigation required without delay.

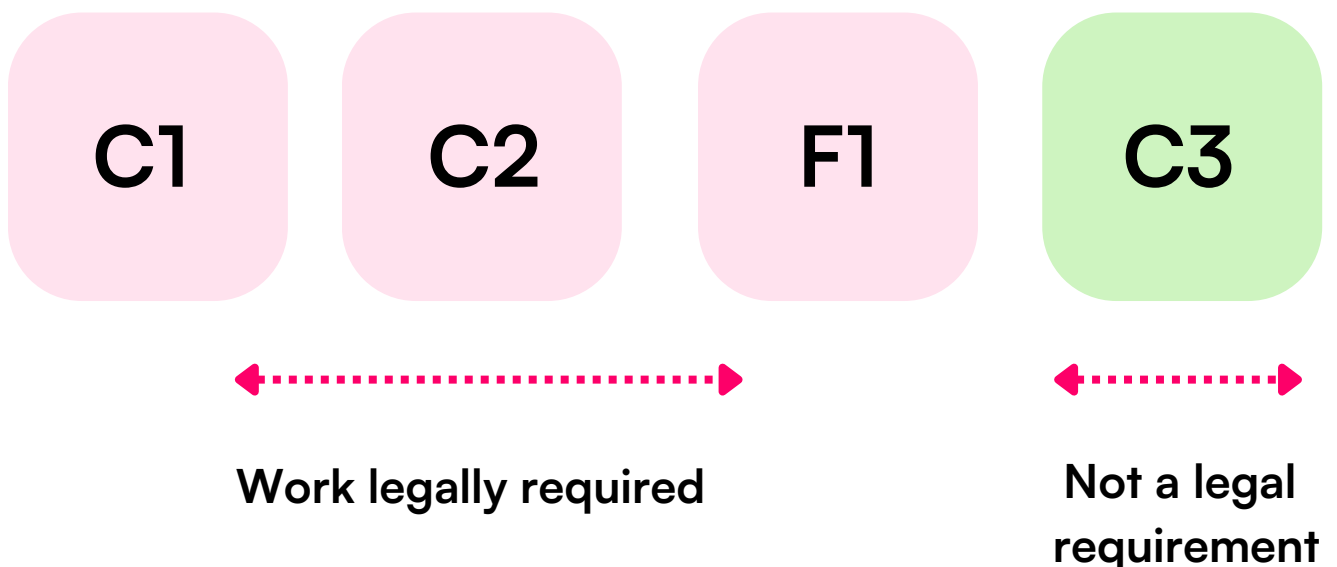


- C3: Improvement recommended but further remedial work isn't required for the report to be judged satisfactory.

If either a C1 or C2 code is noted, the property's electrical installation will be deemed unsatisfactory for continued use. For these, and the F1 code, landlords must carry out the necessary remedial work.

For C3 codes, landlords aren't legally required to make the recommended improvement but doing so would improve the safety of their property.

Classifications Explained





What do landlords have to do after an electrical inspection?

Once the inspection has been conducted, to guarantee compliance under the regulations, landlords must:

- get a report (the EICR) detailing the date and results of the inspection, plus the date of the next one
- supply a copy of that report to each existing tenant within 28 days of the inspection
- supply a copy to the local housing authority within seven days of receiving a request from them
- retain a copy until the next inspection and pass the report onto the person carrying it out
- supply a copy to any new tenants



- complete any remedial or investigative work requested within the report within 28 days or less, depending on the findings
- supply written confirmation of the completion of these works from the electrician to the tenant and the local authority within 28 days

If remedial work isn't completed within 28 days, local authorities can fine landlords up to £30,000 for being in breach of their duty.



Key information

- EICR's must take place at intervals of no more than five years
- All ECIR's must be carried out by a qualified and competent person
- Any remedial work must be carried out on classifications; C1, C2 or FI
- If remedial work isn't completed within 28 days, local authorities can fine landlords up to £30,000 for being in breach of their duty.

Check out our [partners page](#) to find a qualified electrical engineer today.



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