



The requirements for periodic inspection in private rented dwellings have been revised. Landlords now have legal duties to comply to new Regulations.

Key information

- The majority of privately rented dwellings will need a satisfactory EICR
- These will need doing at intervals of no more than 5 years
- Any corrective action will need completing within a maximum time of 28 days
- Large fines exist for landlords who break these Regulations

1. Electrical safety in the Private Rented Sector (PRS)

The [Electrical Safety Standards in the Private Rented Sector \(England\) Regulations 2020](#) came into force 1st June 2020. This legislation will make Electrical Installation Condition Reports (EICRs) mandatory for all private rented dwellings in England from 1st July 2020 for new tenancies, and from 1st April 2021 for existing tenancies. Private landlords, letting agents and contractors undertaking this work should make themselves aware of the Regulations to ensure they comply with the final requirements.

In brief, all dwellings will require a suitable and satisfactory EICR at intervals of no more than five years. The landlord must provide copies of the report to any tenant, though a new one will not be required for a change of tenant providing the existing report is still in date and satisfactory. The landlord must retain copies of the report to provide to the next contractor undertaking an EICR and, if requested, supply copies to the local housing authority within 7 days.

Any items found that are immediately dangerous (C1) or are potentially dangerous (C2) or require further investigation (FI) will result in an unsatisfactory report and will require rectifying within **28 days**.

The legislation requires a qualified person to carry out the reports and defines this as someone:

'Competent to undertake the inspection and testing required and any further investigative or remedial work in accordance with the electrical safety standards.'

Landlords should ensure that any contractor they use to undertake the EICR is suitably skilled and knowledgeable in that area or work, with a list of suitable contractors available at eca.co.uk.

Failure to comply will be costly. The local authority can impose fines of up to £30,000 on a landlord in breach of the legislation. It also has the power, once a remedial notice has been served and the tenant has consented, to enter the premises, undertake the work related to the remedial notice and recover the costs from the landlord.

2. Technical requirements

Buildings will be assessed against BS 7671: 2018 *Requirements for Electrical Installations, IET Wiring Regulations*. This does not mean all properties will immediately require rewiring to fulfil the requirements of the modern standard completely; just that the building has no electrical safety issues that are immediately dangerous (C1) or potentially dangerous (C2), or that require further investigation without delay (FI).

Landlords should check whether their electrical installation is in good order by ensuring they have a suitable contractor undertake an EICR. Not all electrical contractors can do such work, so it is always worth asking whether a potential contractor is skilled and experienced in this field.

The landlord should also protect themselves against rogue contractors who claim they can undertake an EICR in an unfeasibly short time. It is difficult to estimate the time a reasonable report would take to compile, as this depends on the number of circuits, access and space and how many people are on site. However, anyone offering to undertake an EICR in a property with ten circuits in less than an hour for a nominal fee should certainly raise suspicions.

3. ECA and other guidance

ECA recommend that contractors follow industry approved guidance, such as the [Electrical Safety First Best Practice Guide 4](#) when it comes to issuing appropriate fault codes for installations. However, this is just a guide and the ultimate decision should come from the inspector on the day.

The Ministry for Housing, Communities and Local Government is due to publish additional guidance to this Regulation that will be useful, when available, for all to read.

ECA Members also have access to a wide range of guidance on the ECA website, available at eca.co.uk including a useful post-EICR document to confirm any corrective actions highlighted have been completed.



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