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Do I need a new inspection and test even if my current one was carried out in the last 5 years?



Although carrying out an EICR has not previously been legally required for single tenancies in England, it's still best practice for many landlords.



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Electrical Installation Condition Reports are valid for 5 years. If your rental property has a valid EICR when the regulations are enforced (1st April 2021), you will **not** need to carry out a new one until that report expires.

It's best to check your EICR certificate and put the expiry date in your calendar so you won't forget that it's due.

What types of tenancy are *excluded* from the mandatory electrical safety inspections?

These regulations apply to most tenancies, including regulated tenancies (pre-1989) and HMOs. There are a few types of tenancies that are ***excluded*** from the regulations. These are:

- A tenancy where the landlord is a private registered provider of social housing



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- Any tenancy under which the occupier shares accommodation with the landlord or a member of the landlord's family
- A long lease tenancy or a tenancy that grants right of occupation for 7 years or more
- Student accommodation
- Hostels, refuges, care homes, hospices, hospitals and other healthcare buildings

Electrical inspections for new builds

New build properties should have an Electrical Installation Certificate known as an EIC.

If your rental property is a new build or has been completely rewired, you will not need to get an Electrical Installation Condition Report (EICR) until five years after your EIC has been issued.

Do I need an EICR if my property was rewired?



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If your property has been completely rewired, you should receive an Electrical Installation Certificate (EIC).

In this circumstance, landlords will not need to carry out further checks or arrange an **EICR** until five years after the EIC has been issued – as long they comply with the regulations. Landlords can provide a copy of the EIC to tenants and, if requested, the local authority.

What if I have my EICR or EIC is valid for 10 years?

Before these regulations were introduced, Electrical Installation Condition Reports were recommended every ten years – not five. As a result, many older certificates will have an original validity of ten years – but will technically no longer be valid once they reach five years old.



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So, if you have an existing certificate that was carried out longer than five years ago, it will not be applicable for these regulations – regardless of whether it has an original validity of ten years.

As of 1st April 2021, private rental properties must have an electrical inspection and EICR every five years.

If my property needs remedial work, can my tenant still move in?

If your EICR deems the electrics in your property unsatisfactory, there will be required remedial work that must be done within 28 days.

It is best to carry out remedial work before a tenant moves into the property where possible. If your tenant moves in and your electrics are still unsafe, they could be at risk of injury and you (the landlord) will be liable.



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If your property doesn't have an EICR and it's the first time you're letting it out, you should book your EICR well in advance of the tenancy start date.

CONTACT US FOR MORE DETAILS!

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