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Electrical Installation Condition Reports (EICRs) Becomes Mandatory in England for the Private Rented Sector





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Landlords with properties in England will need to conduct an Electrical Installation Condition Report (EICR) in order to let their English properties from 1st July 2020. The requirement will extend to all tenancies in England from 1st April 2021.

According to the Ministry of Housing, Communities & Local Government:

“These new Regulations require landlords to have the electrical installations in their properties inspected and tested by a person who is qualified and competent, at least every 5 years. Landlords have to provide a copy of the electrical safety report to their tenants, and to their local authority if requested.”

Here at Landlord Property Certificates, we are qualified to carry out Electrical Installation Condition Reports (EICRs). We serve Bromley, Croydon, Greenwich, Bexley, and nearby areas in South London.

Special Offer on EICR

Book your EICR service before March 31, 2021 to get discounted prices.

How long is an EICR valid for?

Did you get the “Satisfactory” rating on your EICR? That’s great! The report will be deemed valid for 5 years.

What if the result of my EICR is ‘Unsatisfactory’?

As per the regulations, if the electrical conditions report returns an ‘unsatisfactory’ rating, the landlord must ensure that necessary steps or “remedial work” be taken by a qualified electrician within 28 days, or sooner (if specified in the report). Once measures are undertaken, the Landlord must send a written report to its tenant and to the local authority that the work has been completed.

What are the Common EICR Unsatisfactory Codes?

What determines the remedial work is based on the report of the qualified electrician. The following codes are used:



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Code: **F1** means Further investigation required

Code: **C1** means Danger present, risk of injury, immediate remedial action required

Code: **C2** means Potentially Dangerous, urgent remedial action required

What if you don't comply with EICR?

Landlords in the private sector will face fines from the local authority for non-compliance. Fines could reach up to £30,000.

When is the Best Time to Get an EICR?

The regulation requires that Landlords must comply before July 1, 2021.

However we recommend that you secure EICR at least 1-2 months before the renewal.

Be Reminded

There are a lot of electricians exploiting the legislation by offering low prices for EICRs only to fail them and then issue an inflated quote for remedial works. At South London Electricians, we uphold the highest integrity and professionalism. Work with us!

Book your EICR service before March 31, 2021 to get discounted prices. See more details about our EICR Special Offer at South London Electricians.



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CONTACT US FOR MORE DETAILS!

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