

The Complete Landlord's EICR Compliance Guide

Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 — applies to all privately rented properties in England

WHAT IS AN EICR?

An **Electrical Installation Condition Report (EICR)** is a formal written assessment of your property's fixed electrical infrastructure — all wiring, sockets, light fittings, switches, and the consumer unit. It is conducted by a qualified electrician and is entirely separate from **Portable Appliance Testing (PAT)**, which covers moveable equipment. A satisfactory EICR provides legal evidence that the fixed installation is safe and fulfils your statutory duty as a private landlord.

UNDERSTANDING YOUR EICR CODES

Code	Classification	Meaning	Your Required Action
C1	Danger Present	Risk of injury, death, or fire from the installation	Cease letting — remediate before any new tenant occupies
C2		May become dangerous without remediation	Remediate within 28 days or shorter period in report
FI	Further Investigation	Cannot be assessed without further investigation	Treat as C2 — investigate without delay
C3		Not immediately dangerous — advisory only	Best practice to address; not legally required
✓	Satisfactory	No C1, C2, or FI codes present in the report	EICR valid — retain for at least 5 years

PRE-INSPECTION CHECKLIST

- ☐ Clear and provide safe access to the consumer unit — remove all obstructions
- ☐ Gather previous electrical certificates and any past EICRs for the inspector
- ☐ Give tenants at least 24 hours written notice of the inspection visit
- ☐ Note any known faults — tripping circuits, warm sockets, flickering lights
- ☐ Verify NICEIC registration at niceic.com before confirming the appointment

WHAT INSPECTORS ASSESS

- › Consumer unit: age, condition, and protection devices (fuses vs MCBs)
- › Main earthing and bonding to gas, water, and structural steel
- › RCD (Residual Current Device) — type, location, and trip-test results
- › Fixed wiring condition — old rubber or lead-sheathed wiring flagged
- › Sockets, switches, and light fittings — condition and polarity
- › Bathroom zone compliance — no sockets within 0.6m of bath or shower
- › Circuit labelling accuracy and consumer unit documentation
- › Surge protection device presence (recommended, BS 7671:2018 Amd 2)

YOUR 12-STEP COMPLIANCE CHECKLIST — STEPS 1 TO 6

1 Commission a NICEIC Approved Contractor Appoint a NICEIC-registered electrician and insist on a formal written EICR. A verbal sign-off or letter does not satisfy the 2020 Regulations and provides no legal protection.	2 Receive and review the full EICR report Review every code in the report: C1, C2, FI, C3, and overall outcome. Any C1, C2, or FI means the installation is not satisfactory and requires action.
3 Act on C1 (Danger Present) immediately C1 defects represent immediate danger and must be remediated before any new tenant moves in. For existing tenancies, emergency works must begin without delay — same day where possible.	4 Remediate C2 and FI within 28 days C2 (Potentially Dangerous) and FI (Further Investigation) codes must be addressed within 28 days of the inspection, or within any shorter period stated in the EICR.
5 Obtain written remediation confirmation After all remedial works are complete, obtain written confirmation from the contractor. This document is a legal requirement — retain it alongside the original EICR report.	6 Supply EICR to existing tenants within 28 days Provide a copy of the EICR and any remediation confirmation to every existing tenant within 28 days of the inspection date. Failure to do so is a breach of the Regulations.

YOUR 12-STEP COMPLIANCE CHECKLIST — STEPS 7 TO 12

7 Supply to new tenants before occupation Prospective tenants must receive a copy of the EICR before they move in. Do not permit occupation until the full report has been provided in writing.	8 Provide to local authority within 7 days If a local housing authority requests a copy of the EICR, supply the report and any written remediation confirmation within 7 days of receiving the written request.
9 Retain all records for at least 5 years Keep the EICR, all remediation confirmations, and related correspondence for a minimum of 5 years. These are your primary legal defence if challenged by a tenant or enforcement authority.	10 Commission PAT testing for furnished lets The EICR covers fixed wiring only. For furnished properties with landlord-supplied appliances, commission Portable Appliance Testing (PAT) and maintain a numeric test register per appliance.
11 Renew the EICR within 5 years The EICR is valid for a maximum of 5 years. Renew sooner if the report recommends it, at a change of tenancy, or if the installation is old, in poor condition, or has been subject to significant works.	12 Commission a new certificate after major works A full rewire, consumer unit replacement, or additional circuits requires a new Electrical Installation Certificate — this resets the 5-year EICR cycle from the date of the new certificate.

⚠ PENALTIES FOR NON-COMPLIANCE

Local authorities may impose a **financial penalty of up to £30,000 per breach** under the Electrical Safety Standards Regulations 2020. Where a landlord fails to act, the council may arrange remedial work and recover the full cost from the landlord. Persistent non-compliance can affect landlord licensing and, in the most serious cases, may lead to criminal prosecution under the Housing Act 2004. Penalties apply per property per breach — a portfolio landlord faces cumulative exposure across every non-compliant property.

HMO LANDLORDS

A current satisfactory EICR is a mandatory Housing Act 2004 licensing condition for HMOs. The compliance file — including EICR, remediation records, and appliance registers — must be available for inspection by the local authority at any time. Higher duty of care and more frequent checks may be required.

FURNISHED LETS

The EICR covers fixed wiring only. For furnished lets, every landlord-supplied appliance on the tenancy inventory must be maintained in safe condition. Commission PAT testing by a qualified contractor and maintain a numeric test register — pass labels alone are insufficient for licensing inspections and insurance purposes.

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