Electrical® Safety Professional

BEST PRACTICE GUIDE

ELECTRICAL SAFETY STANDARDS IN THE PRIVATE RENTED SECTOR

10

ISSUE 1.2

Minimum specification for periodic inspection and testing of the fixed electrical installation in private rented residential accommodation.

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BEST PRACTICE GUIDE 10: ISSUE 1.2

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MINIMUM SPECIFICATION FOR PERIODIC INSPECTION AND TESTING OF THE FIXED ELECTRICAL INSTALLATION IN PRIVATE RENTED RESIDENTIAL ACCOMMODATION

This guide is aimed at private landlords, letting agents, and others responsible for the upkeep and maintenance of the electrical installation in dwelling houses* used for the purpose of private rented residential accommodation, and for electricians carrying out periodic electrical inspection and testing in such properties.

The guide sets out the minimum recommended degree of periodic inspection and testing that is necessary to meet the requirements of relevant National legislation, and to be able to confirm - or not confirm, that the electrical installation of the premises remains safe for continued use.

The fixed electrical installation should be inspected and tested at least every five years, or a shorter period if the inspector concludes is necessary, in accordance with any legislative requirements. More information on frequency of inspection & testing and the legislation that applies can be found in Appendix 1 of this guide and Electrical Safety First Landlords' Guides *www.electricalsafetyfirst.org.uk/guidance/advice-for-you/landlords/*.

Please note that there are differing statutory requirements or legislation for the periodic inspection and testing of privately rented accommodation in the various nations forming part of the United Kingdom. Further information can be found in Appendix 1 of this guide.

**A dwelling house is a building - or part of a building - that is used for day-to-day private domestic existence. This would include house, flat, houses in multiple occupation (HMO's), dwelling units in residential home parks and holiday homes, or other building or part of a building occupied or intended to be occupied as a separate dwelling. If the property has garages or other buildings belonging to it, these also form part of the residential premises. This would not include common parts of a building which contains two or more dwelling-houses, a caravan, houseboat or similar.*

CONTENTS

1. INTRODUCTION

This guide is aimed at the individual dwelling units in flats, maisonettes, bungalows, and houses. It is also applicable to houses in multiple occupation (HMOs)*, dwelling units in residential home parks and holiday homes. The Guide may also be of use to Local Authority Councils and Housing Associations to support their periodic inspection and testing activity in reducing electrical risk in the social housing sector. It may also be of value to private and social landlords who have responsibility for communal areas in blocks of flats.

The scope of this guide is limited to the BS 7671** elements of the electrical installation of the property, and includes all:

- Circuits for lighting;
- Circuits for socket-outlets;
- Distribution/final circuits;
- Circuits for electric heating equipment - such as space heating and water heaters;
- Supplies to safety services - such as emergency escape lighting and fire alarms - where present;
- AC circuits provided for solar photovoltaic and other embedded generation;
- Circuits supplying any other current using equipment - such as electric showers, smoke alarms and electric ovens;
- Circuits provided for electric vehicle charging equipment;
- Central heating wiring - beyond the point of isolation.

An EICR should not be used to cover the inspection and/or testing of the following items (which are also not considered in this guide), and are covered by other standards/regulations, including:

- Central heating controls (functionality);
- Solar photovoltaic (PV) equipment and other embedded generation - in accordance with section 712 of BS 7671:2018+A3:2024 Requirements for electrical installations, incorporating corrigendum:2023;
- Fire detection and fire alarm systems;
- Carbon Monoxide (CO) detection systems;
- Emergency / escape route lighting;
- Portable appliances and fixed electrical equipment such as a cooker, fridge, washing machine or wall mounted electric heater;
- Electric Vehicle (EV) Charging Equipment;
- Battery storage systems.

If private rented accommodation contains such additional elements, these will also be subject to periodic inspection and testing. The frequency and extent of ⇢

** Please note that the frequency of periodic inspection and testing in HMO's may vary across the nations forming part of the United Kingdom please see appendix 1 for further information.*

*** Where BS 7671 is used, this refers to BS 7671:2018+A2:2022 Requirements for electrical installations, incorporating corrigendum:2023, which is current at the time of publication of this Guide.*

this will need to be agreed by the client and competent person carrying out the work. Such work could be requested to be included as part of the periodic inspection and testing of the 'general' fixed electrical installation, or ordered separately. Those carrying out such inspections must have the appropriate skills to assess the whole installation.

This guide does not cover interim visual checks which are an essential part to ensure the ongoing safety of the electrical installation, use of extension leads and any equipment provided by the landlord under the tenancy. Information on those items can be found on the Electrical Safety First website:

Landlords checklist:
https://www.electricalsafetyfirst.org.uk/media/ul5lyihr/landlords-interim-checklist-v4.pdf

Best Practice Guide 6:
www.electricalsafetyfirst.org.uk/media/1207/best-practice-guide-6.pdf

Minimum provision of sockets:
www.electricalsafetyfirst.org.uk/media/1204/guidance-onminimum provision-socketsv2.pdf

Extension leads and cables:
www.electricalsafetyfirst.org.uk/guidance/safety-around-the-home/extensions-and-leads/

This guide does not describe how periodic inspection and testing should be carried out. BS 7671 is the principal UK standard relating to the design, selection, erection, inspection and testing of electrical installations.

Whilst this guide does not cover portable appliances and fixed equipment provided by the landlord, it should be noted that such items must be inspected and, if required, tested.

Note: Electrical appliances provided as part of the rental agreement should be registered with the manufacturer. Many brands can be registered via ***www.electricalsafetyfirst.org.uk/product-recalls/product-registration***

Periodic inspection and testing must be carried out by one or more skilled persons competent in such work* - referred to as a 'qualified person' or 'competent person' in legislation covering the private rented sector. We strongly recommend the use of a contractor from a competent person scheme (CPS)** or, require the inspector to sign a checklist† certifying their competence, including their experience, whether they have adequate insurance and hold a qualification covering the current version of the Wiring Regulations and the periodic inspection, testing and certification of electrical installations.

In England & Wales, a register of competent persons can be found at: ***www.electricalsafetyfirst.org.uk/find-an-electrician/*** then simply insert your postcode to find a registered electrician near you, choosing the option **'To undertake an electrical safety report'.**

In Scotland, you can find an electrician here – ***www.electricalsafetyfirst.org.uk/find-anelectrician/scotland/***

** The Electricity at Work Regulations (EAWR) requires persons carrying out electrical work, including inspection and testing, to be competent to prevent danger and injury.*

*** CPS only applies in England and Wales*
† An example checklist can be found in Appendix 2 (document 2.2).

2. OBLIGATIONS OF THE PERSON ORDERING THE WORK – E.G. LANDLORD OR LETTING AGENT

Prior to the inspection and testing work taking place, the person ordering the work must ensure the following:

- The installation is switched on (energised) and an electrical supply is available - account needs to be taken where the energy supply is via a prepayment meter;
- **Without an energised installation the inspector will not be able to complete the periodic inspection and testing.** With the exception of off-peak systems* such as storage heating, the inspector will not be able to assess any parts of the installation as being satisfactory or unsatisfactory, where no live tests are able to be completed;
- In the case of flats in blocks, access has been arranged to communal locations such as the intake position to the building;
- Previous records such as Electrical Installation Condition Reports, (EICR) Electrical Installation Certificates (EIC) and drawings are made available (where they have these in their possession);
- Co-ordination with tenants may be necessary to ensure that any pets are in a secure location throughout the duration of the inspection & testing work.

Where any of the conditions described in the items listed above have not been met, this should be stated in the extent and limitations of inspection and testing section of the EICR.

**A suggested method/approach would be to perform an (R1 + R2) test on each final circuit, with an additional continuity test on any items of Class I equipment connected to it, in conjunction with a (Ze) test, in order to confirm ADS in the event of a fault.*

3. EXTENT OF THE FIXED INSTALLATION TO BE INSPECTED AND TESTED

The extent of the installation to be covered by a periodic inspection* along with any agreed limitations - including the reasons for them - should be agreed (preferably in writing), between the person carrying out the inspection and testing and the person ordering the work.

- A number of factors must be taken into consideration when deciding upon the extent, including:
- Size of the installation, including distribution circuits (sub-mains) to flats;
- All parts of the installation falling within the agreed extent of the inspection and testing are accessible - this may require consultation and co-ordination with tenants;
- Requirements of third parties, such as insurance providers and licensing authorities;
- Requirements of relevant legislation and associated guidance;
- Confirmation of ownership of, and responsibility for, rising and lateral mains;
- Age and general condition of the electrical installation; this may influence the amount of initial sampling undertaken;
- Whether or not it is acceptable for all, or parts of, the installation to be isolated from the supply;
- Acceptable durations of any agreed isolation of supply;
- Mutually agreeable times for the inspection and testing to be carried out;
- Time elapsed since the initial verification was completed, or the last periodic inspection was carried out; this may influence the amount of initial sampling undertaken;
- Availability of records relating to previous inspection, testing and maintenance of the installation – a complete absence of such sources of information may make it necessary to carry out more detailed inspection and testing of the complete installation, which will have a bearing on the cost of the work;
- Effectiveness of any on-going maintenance as evidenced during the inspection process.

The extent of the periodic inspection and testing of the fixed installation **should be recorded** in the EICR that is issued to the person who ordered the inspection on completion of the inspection and testing process.

**To be effective, an EICR should encompass as much of the installation as possible and, at least, a sufficient and representative sample of the installation.*

4. LIMITATIONS ON THE INSPECTION AND TESTING

Where limitations exist - either agreed before the periodic inspection and testing or that arise during the process due to the operational nature of the installation - it must be stated on the EICR* along with the justification for those limitations.

There should be little need to set limitations, other than the 'standard' limitations on an EICR, on the inspection and testing of private rented residential accommodation.** However, where limitations are deemed necessary, these should be agreed with the person ordering the work prior to work starting, and the name of the person who agreed the limitations should be recorded on the EICR.

Inaccessibility to part of an installation is an example of an agreed limitation.

Not confirming the incoming supply polarity is correct is an example of an operational limitation.

It is important that neither the person ordering the work nor the person carrying out the work imposes limitations unnecessarily, as this would result in the report having less validity.

Liabilities

The liability of the person carrying out the work is limited to those items that have been stated as forming part of the inspection and testing as agreed by the client (the extent).

The liability of the client includes all parts of the installation, including those parts which the client has chosen to exclude from the inspection and testing and any parts that could not be inspected due to its nature or operational limitations which the client does not subsequently have inspected.

Note: The EICR does not provide warranties on any of the electrical products and this includes product recalls. These fall outside of the scope of BS 7671.

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report .....

Agreed limitations including the reasons (see Regulation 653.2) .....

Agreed with:.....

Operational limitations including the reasons (see page no.....) .....

.....

*BS 7671 - EICR Model Form - Section D: Extent and Limitations.

** It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.*

5. INSPECTION OF THE FIXED INSTALLATION

The inspection is the most important element of the investigative work that informs the production of the EICR.

An installation should be inspected before any testing is carried out as defects or signs of significant damage might be found that would make testing of the installation dangerous to the tenants of the building, or to the person(s) carrying out such work. Furthermore, such defects or deterioration might also impact on any test results obtained.

Wherever possible the inspection should be carried out with the installation, or at least that part of it which is under scrutiny, isolated from the supply.

All reasonable efforts should be made to identify each circuit and all electrical accessories* within the circuits ahead of the inspection and testing.

It is also important to ascertain the estimated age of the wiring system, as indicated on the model forms in Appendix 6 of BS 7671. This is required to ensure that all electrical equipment including switchgear, control-gear and protective devices used within the installation have not reached the end of their lifespan.

Equipment that exceeds its lifespan can see a reduction in performance, including increased energy costs. Manufacturers may recommend a maximum lifespan for their products and may also provide repair and maintenance procedures to allow the products to remain in safe continued service.

Appendix 6 contains a schedule of inspections specifically tailored for use during the periodic inspection of smaller installations including those of residential premises such as dwellings.

All items listed on this schedule should be inspected unless a particular inspection item is not applicable to the installation in question.

Examples of items that might not be applicable in all cases include, but are not limited to:

- Presence of adequate arrangements for other sources (such as microgenerators);
- Presence of alternative supply warning notice at or near consumer unit;
- Confirmation of indication that any installed surge protective device (SPD) is functional.

The condition and adequacy of the following should be checked in all cases:

- Incoming supply arrangements and distributor/Supplier's intake equipment (visual inspection only).

Note: where any deficiencies are observed on the distributor's or supplier's equipment this will be included on the report. However, it is your responsibility, as the

**An electrical accessory would include switches, socket-outlets, ceiling roses, cooker outlet plates and similar points for connection or control purposes.*

customer, to report these to the relevant Distribution Network Operator (DNO) or energy supply company. To find your DNO click here: ***www.nationalgrid.com/electricitytransmission/contact-us/who-is-mydistribution-network-operator***

- Main earthing and bonding;
- **An internal visual inspection of every consumer unit and similar switch gear and confirmation that:**
  - All conductors are correctly located in terminals and are tight and secure**, and
  - Adequate arrangements for mechanical protection, where required, and appropriate IP ratings have been made at cable entry points.
- **Where SPDs are present, visual inspection to confirm:**
  - Suitability of Type for location within installation;
  - Suitability of cross-sectional area of conductors to the MET;
  - Correct coordination with any installed RCDs;
  - Continued effective operational status indicated.
- An external visual inspection of all accessible electrical equipment (light fittings, switches, socket-outlets, consumer units etc.). Suitability of these items in relation to the external influences that may be present in their location, needs to be considered;
- A close internal inspection of the terminations and connections at a representative number of items of electrical equipment on every final circuit, particularly where the external visual inspection has raised concerns.

Note: In a "typical" private rented property, a suggested minimum would be:

- At least one switch and one lighting point is checked on each lighting circuit;
- At least one socket-outlet or FCU is checked on each 'socket' circuit;
- A check is made at either the control switch or appliance terminals for radial circuits supplying showers and other pieces of fixed equipment.

Where defects are noted with respect to the items selected initially, further items on those circuits should also be inspected. Consent and agreement should be sought with the person ordering the work to carry out further inspection on those circuits identified.

Please note that extending the extent of the inspection changes the original contract agreement and may incur additional costs.

Details of which items were inspected, and their location, should be recorded on the EICR for future reference or, if appropriate, on a separate page (or pages) attached to the EICR to ensure that different items are subjected to inspection at subsequent inspections.

*** See also: http://www.beama.org.uk/resourceLibrary/beama-esf-consumer-unit-connections-technical-guide.html*

6. TESTING

Selection of tests

Unlike initial verification (for new circuits or installations) a periodic inspection (EICR) has no specific sequence or mandatory tests which are required as the installation is already energise and in service. The inspector will typically choose from a variety of tests to ensure the safety of an electrical installation and to minimise inconvenience.

The following testing should be performed as minimum:

At the origin of the installation (where a supply is present – see section 3 of this guide):

- Polarity, and
- External earth fault loop impedance or, where it is not possible to disconnect the earthing conductor, earth fault loop impedance testing.

Within the installation:

- Where it has not been possible to verify continuity/effectiveness of main bonding arrangements visually, continuity test between extraneous conductive-parts entering the premises and the MET;
- All RCDs to be tested using an RCD test instrument;
- All RCDs to be tested for operation when 'test' button is pressed;
- For RCD protected circuits, where the previous test confirmed effectiveness of the RCD, protective conductor continuity testing of downstream circuit (see 643.7.1 a) & b));
- For circuits without RCD protection, earth fault loop impedance testing at every reasonably accessible socket outlet and the furthest end (so far as this may be determined) of every other circuit. An alternative would be to calculate Zs with the following formula:
  Zs = Ze + (R1+R2)

Where, during the course of inspection ortesting, an immediately dangerous condition(C1) is found to be present in an installation (from an accessible exposed live part, for example), inspectors should, (with the agreement of the tenant and/or landlord/agent), endeavour to make safe, before leaving site.

When an agreement cannot be reached withthe tenant and/or landlord/agent, the inspector will need to issue (in writing) a notice listing any immediately dangerous items found*.

Note: See Dangerous Conditions Identified' overleaf.

These actions discharge the inspectors' duties under Section 3 of the *Health and Safety at Work etc Act 1974* and the *Electricity at Work Regulations 1989*.

However, the discovery of the dangerous condition should still be recorded in the report and classified accordingly, unless

**See appendix 2 (document 2.1) for example of an Electrical Dangerous Notification form.*

it has been fully and permanently rectified, in which case appropriate documentation of this work should be issued.

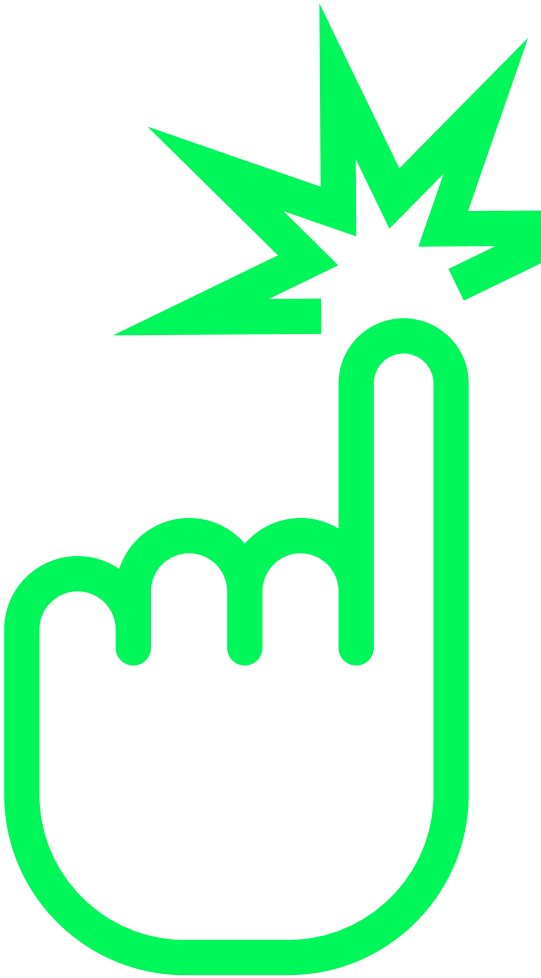
For example, this could be a Minor Electrical Installation Works Certificate (MEIWC) or for simple repairs, like fitting a blank to a consumer unit, noted on a works order or on the EICR itself.

Dangerous Conditions Identified

Some certification, registration and membership bodies make available 'dangerous condition notification' forms*. These assist inspectors to record, and then to communicate immediately to the person w any dangerous condition discovered.

Where an immediate danger is found to be present in equipment owned by the distributor (network operator) or energy supplier (metering), inspectors should immediately inform the tenant, landlord, or their agent, of the danger present.

Inspectors may, with the agreement of the tenant, landlord, or their agent, contact the distributor or energy supplier directly as a duty of care to help explain the seriousness of the situation and expedite any remedial actions required, by calling 105.



See appendix 2 (document 2.1) for example of an Electrical Dangerous Notification form (document 2.1).

7. THE ELECTRICAL INSTALLATION CONDITION REPORT (EICR)

Following the inspection and testing activities the 'original' copy of an Electrical Installation Condition Report based on the model forms given in BS 7671 should be issued to the person who ordered the work*.

The EICR should always be accompanied by:

- A condition report inspection schedule;
- A Schedule of circuit details and test results.

Overall outcome of the inspection and testing

On completion of the inspection and testing the person compiling the EICR must state whether, in their professional opinion, the electrical installation is satisfactory or unsatisfactory for continued use.

An electrical installation must be assessed as unsatisfactory for continued use if any observation made in the condition report has been classified as:

- Presenting a danger (code C1)**, or
- Being potentially dangerous (code C2);
- Requires further investigation (code FI).

Note: A further investigation (FI) observation should rarely be necessary for observations relating to domestic electrical installations.

Further information on periodic inspection, testing and reporting can be found in Electrical Safety First's Best Practice Guide No 4† – Electrical installation condition reporting: Classification codes for domestic and similar electrical installations which, along with all the other Electrical Safety First Best Practice Guides, can be downloaded free of charge from:

www.electricalsafetyfirst.org.uk/professional-resources/best-practice-guides

IMPORTANT: It is strongly recommended that the information in this guide – and particularly the section giving example classification codes in Best Practice Guide 4 – is followed.

The EICR classification codes cover a range of examples but are not exclusive or cover every eventuality.

In all cases, it is expected that any classification of danger of non-compliance with BS 7671 shall be evidenced on the outcome of each EICR observation.

**The EICR should only be used for reporting on the condition of an existing installation, and not for certifying the replacement of a consumer unit or other remedial works.*

*** Reference in the EICR should be made to the 'Dangerous Condition Notification', where applicable.*

† BPG4 is cited as a reference for best practice on the Department for Levelling Up, Housing and Communities website https://www.gov.uk/government/publications/electrical-safety-standards-in-the-private-rented-sectorguidance-for-landlords-tenants-and-local-authorities/guide-for-landlords-electrical-safety-standards-in-the-privaterented-sector.points for connection or control purposes.

8. GUIDANCE FOR RECIPIENTS OF AN EICR

The EICR is an important and valuable document. Legislation requires that it is retained, by the property owner, landlord or their agent, for future reference.

The person ordering the EICR should have received the 'original' Report and the inspector should have retained a 'duplicate'. It is also a requirement that the tenant is given a copy of the EICR on completion, together with evidence of any necessary completed remedial works, as per prior agreement between the inspector or other installer and the owner, landlord or agent that was carried out to make the installation safe for use. A new tenant should be given a copy of the most recent EICR (or Electrical Installation Certificate (EIC) – whichever is most valid) before the tenancy begins*.

Note: For the purpose of satisfying the safety obligations in the private rented sector PRS), an EIC is not equivalent to an EICR, unless it covers a new build property or full rewire (In Wales, an EICR will not be accepted in lieu of an EIC for a rewire).

An EICR will identify any issues that may affect the continued safe use of the installation i.e. in a satisfactory condition for continued service.

Any work which is undertaken to rectify any issues identified in the report must be carried out by a qualified and competent person. The best way to ensure that the work is done by a competent person is to go to:

For England, Wales and Northern Ireland - ***www.electricalsafetyfirst.org.uk/find-an-electrician*** then simply insert your postcode to find a registered electrician near you, choosing the option 'To carry out installation or remedial work'.

For Scotland - ***www.electricalsafetyfirst.org.uk/find-an-electrician/scotland***

**This is a legal requirement for privately-rented properties in Scotland, Wales and England at the time of producing this Guide.*

Any part of the electrical installation, fixtures, fittings, or equipment which is classified in an EICR under code **C1 (danger present)** or **C2 (potentially dangerous)** must be rectified as follows:

- Code C1 means that a dangerous condition exists and anyone using the installation is at risk. As far as reasonably practicable, the inspector should take action to remove the danger. Wherever practicable and where permission from the owner, landlord or agent has been obtained, the competent person should make the dangerous condition safe on discovery. Where this is not practical the owner or user should be given written notification describing the dangerous condition as a matter of urgency;
- Code C2 means that an item is classified as a potentially dangerous situation and urgent remedial action is required.

Note: The inclusion of photographic evidence to support descriptions of observations made in the EICR which can seen is strongly recommended.

The allocation of a code C3 recommendation is advisory only. There is no obligation on the landlord to act on them, although in some cases doing so may improve the safety of the installation.

'Further Investigation (FI) means that further investigation should be called for in respect of any observation that could reasonably be expected to reveal danger or potential danger. Further investigation should not be called for simply because it would be 'nice to know' – for example, why a socket-outlet is unearthed.

In a situation where a FI code is awarded, the inspector will require additional time to revisit the installation to conclude their assessment and award an appropriate classification code.

A further investigation (FI) observation should rarely be necessary for observations relating to domestic electrical installations.

Note: For privately-rented properties in England and Northern Ireland, landlords must complete remedial work associated with C1, C2 items within 28 days of receiving the EICR (safety report). Whilst not specified in Scotland or Wales, a 28 day time limit to complete such remedial work would be considered 'reasonable'.

9. RECORDING OF REMEDIAL WORKS

Completed remedial works following on from the findings of an EICR may need to be certified separately with records issued to the person ordering the work.

If remedial work includes replacement of a fuse box, distribution board or consumer unit, an Electrical Installation Certificate must be provided*.

Other less extensive remedial works that qualify as an addition or alteration to the existing electrical installation warrant the issue of a Minor Electrical Installation Works Certificate.

For jobs that don't qualify as an addition or alteration to the existing electrical installation, details should be recorded on a separate page/form appended to the EICR - this will provide a clear audit trail.

Several organisations have forms available to record such information. Examples of such works could include replacing a socket outlet, light switch or other accessory, or replacing a circuit-breaker on a like-for-like basis - (please see appendix 2 of this guide for an example).

The combination of the EICR marked 'unsatisfactory' together with the above records of completion of remedial works identified as C1 or C2 is sufficient to serve as evidence that the installation is safe for continued use.

There is no need to carry out a repeat inspection to obtain another EICR showing a 'satisfactory' outcome or for a summary report declaring completion of remedial works, although it should be noted that some organisations offer that service.

For reasons of clarity, a Landlord may prefer a covering letter or similar confirming that the property is now 'satisfactory' based on the remedial works undertaken and subsequently certified.

However, it should be noted that some local authorities / licensing bodies will require that an EICR with a satisfactory outcome is produced. This may incur additional costs for a new periodic inspection report.

It should be highlighted that where a client requires a 'clean' EICR with a satisfactory outcome, it is recommended that there is a written agreement between the client and contractor i.e. included as a part of contractual terms and conditions.

This agreement should include details of any limitation(s) imposed on the value of the remedial work that can be undertaken under the contract. It should be made clear how remedial work in excess of any cost limit should then be notified to the client.

** Statutory requirements in Part P of building regulations apply to certain remedial work such as replacing a consumer unit or a rewire – see https://www.electricalsafetyfirst.org.uk/find-an-electrician/building-regulations/.*

***Appropriate certification or other records of remedial works are also required to be provided to the person who ordered the work, with copies provided to the tenant and authorities where required.*

10. NEXT STEPS FOR LANDLORD OR THEIR AGENT

Once the EICR has been completed the next steps should be to:

Issue	Issue a copy of the EICR* to the tenant and any new tenant.
Arrange	Arrange for items detailed in the limitations or not covered by the EICR to be inspected and tested and ensure any remedial works required is completed along with the appropriate certification.
Plan	Plan for carrying out visual interim checks of the installation, particularly on change of tenancy.
Note	Note the recommended date of the next inspection and test - this is not dependent on change of tenancy.

Further information on understanding Electrical Installation Condition Reports and the importance of periodic inspection and testing can be found on the ESF website:

www.electricalsafetyfirst.org.uk/find-an-electrician/periodic-inspection explained/guide-to-condition-reports

www.electricalsafetyfirst.org.uk/find-an-electrician/periodic-inspection-explained

** There are differences for each nation on timescales and provision of EICRs/certification to authorities, as follows: England - issued within 28 days. Wales - issued within 14 Days. Scotland - when tenancy begins. Northern Ireland - 28 days.*

APPENDIX 1 – APPLICABLE LEGISLATION AND GUIDANCE

England

Legislation – The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020.

www.legislation.gov.uk/uksi/2020/312/contents/made

Guidance for landlords

www.gov.uk/government/publications/electrical-safety-standardsin-the-private-rented-sector-guidance-forlandlords-tenants-and-local-authorities/guide-for-landlords-electrical-safetystandards-in-the-private-rented-sector

Guidance for tenants

www.gov.uk/government/publications/electrical-safety-standardsin-the-private-rented-sector-guidance-forlandlords-tenants-and-local-authorities/guide-for-tenants-electrical-safetystandards-in-the-private-rented-sector

Guidance for local authorities

www.gov.uk/government/publications/electrical-safety-standardsin-the-private-rented-sector-guidance-forlandlords-tenants-and-local-authorities/guide-for-local-authorities-electrical-safety standards-in-the-private-rented-sector

Scotland

Legislation – Repairing Standard.

https://www.legislation.gov.uk/asp/2006/1/part/1/chapter/4

www.gov.scot/publications/regulations-to-modify-repairing-standard-summary

Guidance

https://www.gov.scot/publications/repairing-standard-statutory-guidance-private-landlords/pages/16/

Wales

Legislation – The Renting Homes (Fitness for Human Habitation (Wales) Regulations 2022.

www.gov.wales/fitness-homes-human-habitation-guidance-landlords

www.gov.wales/fitness-human-habitation-guidance-tenants-contract-holders

Northern Ireland

The Electrical Safety Standards for Private Tenancies Regulations (Northern Ireland) 2024

www.legislation.gov.uk/nisr/2024/201

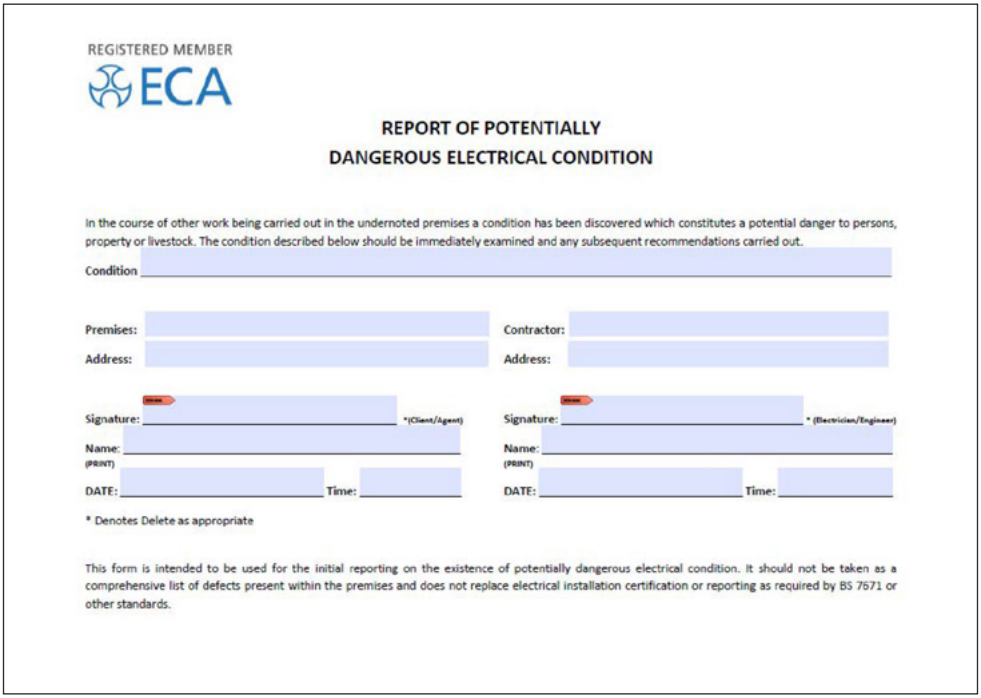
Guidance

www.communities-ni.gov.uk/articles/electrical-safety-standards-private-tenancies-regulations-northern-ireland-2024

APPENDIX 2 – FORMS

Document 2.1:

Example of a Dangerous Electrical Condition Form, courtesy of the ECA:



REGISTERED MEMBER

ECA

REPORT OF POTENTIALLY
DANGEROUS ELECTRICAL CONDITION

In the course of other work being carried out in the undernoted premises a condition has been discovered which constitutes a potential danger to persons, property or livestock. The condition described below should be immediately examined and any subsequent recommendations carried out.

Condition _____

Premises: _____ Contractor: _____

Address: _____ Address: _____

Signature: _____ *(Client/Agent) Signature: _____ * (Electrician/Engineer)

Name: _____ Name: _____
(PRINT) (PRINT)

DATE: _____ Time: _____ DATE: _____ Time: _____

* Denotes Delete as appropriate

This form is intended to be used for the initial reporting on the existence of potentially dangerous electrical condition. It should not be taken as a comprehensive list of defects present within the premises and does not replace electrical installation certification or reporting as required by BS 7671 or other standards.

Document 2.2:

Competency Checklist - from the Scottish Government Statutory Guidance on Electrical Installations and appliances in Private Rented Property. ***www.gov.scot/publications/repairing-standard-statutory-guidance-private-landlords/pages/16***

Note: This checklist could also be used for contractors in England and Wales.

SCOTTISH GOVERNMENT STATUTORY GUIDANCE ON ELECTRICAL INSTALLATIONS AND APPLIANCES IN PRIVATE RENTED PROPERTY

Evidence of competence to carry out an Electrical Installation Condition Report for the purposes of assessing the safety of electrical installations, fittings and fixtures in private rented property.

Checklist for Electrician	Check*
I am a member of a professional body	
I have public liability insurance (£2 million minimum is recommended)	
I have employers' liability insurance (£2 million minimum is recommended), unless the business has no employees	
I have professional indemnity insurance (£0.25 million is recommended for contractors undertaking electrical installation condition reporting)	
I have completed appropriate assessed training on current version of BS7671 within the past 5 years	
I can provide: • copies of wholesaler bills made out to entity trading, *or* • a company registration number, *or* • a Unique Tax Reference (UTR)	
I can provide copies of trade qualification or equivalent	
I can provide a copy of a written health and safety policy statement for the business	
I have completed Electrotechnical Certification Scheme (ECS) Health & Safety Assessment within the past 3 years	
I have been granted, or am eligible to be granted at least Approved Electrician grade.	

* The electrician should tick each item in this list to confirm that it applies.

I certify that I can provide the above listed evidence of competence.

Name _____

Firm/Trading Name _____

Signed _____

Date _____

Note: an electrical contractor registered an a CPS scheme will automatically meet all the requirements of document 2.2.

NOTES:

NOTES:

Electrical®
Safety
Professional

Electrical Safety First is the UK charity dedicated to reducing deaths and injuries caused by electrical accidents. Our aim is to ensure everyone in the UK can use electricity safely.

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Registered Charity (England and Wales)
No. 257376
(Scotland) No. SC039990

The latest versions of all the Best Practice Guides are available from electricalsafetyfirst.org.uk