

Electrical Compliance for Landlords: A Guide to Legal Requirements

Introduction

Electrical safety compliance is a legal requirement for landlords in the UK. Failing to comply with **The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020** can lead to **finances of up to £30,000** and legal action.

Ensuring your property meets electrical safety standards protects tenants, reduces liability, and maintains property value. Follow these **five key steps** to stay compliant.

[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f_img.jpg\) Electrical Safety Standards in the Private Rented Sector \(England\) Regulations 2020](#)





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STEP ONE

Conduct an Electrical Installation Condition Report (EICR) Every 5 Years

- All rental properties **must have a valid Electrical Installation Condition Report (EICR) every 5 years.**
- The EICR assesses the **safety and functionality** of fixed electrical installations.
- If the report identifies **Category 1 (Danger Present)** or **Category 2 (Potential Danger)** defects, remedial work **must be completed within 28 days (or sooner if required).**
- The report should be **carried out by a qualified electrician registered with a competent person scheme.**





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STEP TWO

Use a Qualified Electrician

- Electrical safety checks **must** be carried out by a qualified and competent electrician.
- The electrician should:
 - Inspect fixed wiring, sockets, fuse boards, and installations.
 - Identify potential hazards (e.g., overloaded circuits, faulty wiring).
 - Test RCD (Residual Current Device) protection.
 - Issue an EICR with compliance status and required actions.
- Landlords are responsible for **all fixed electrical installations**, while tenants are responsible for **appliances they bring**.





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STEP THREE

Provide Tenants with an Electrical Safety Certificate

- **A copy of the EICR must be given to tenants within 28 days** of the inspection.
- **New tenants must receive the latest EICR before moving in.**
- If requested, a copy must also be provided to:
 - The local authority (within **7 days**).
 - The next electrician conducting an inspection.



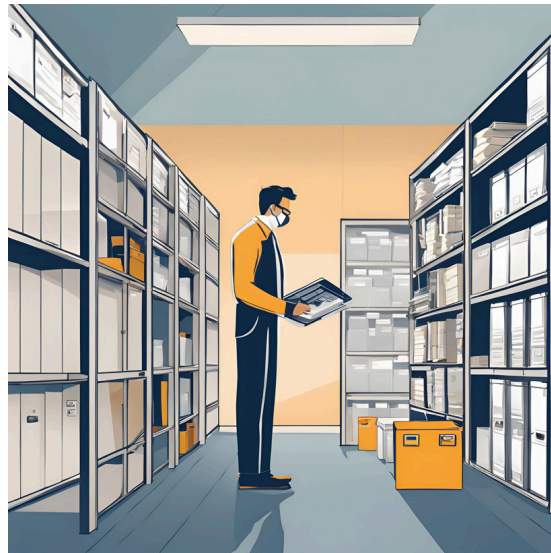


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STEP FOUR

Store Electrical Safety Records Securely

- EICRs **must be kept for at least 5 years.**
- Records can be stored in **paper or electronic form**, but electronic copies must:
 - Be printable upon request.
 - Clearly identify the **qualified electrician** who conducted the check.
 - Be protected against **loss or tampering.**





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STEP FIVE

Ensure Ongoing Electrical Safety

- Landlords should conduct regular visual inspections between formal EICRs, checking for:
 - Damaged sockets or wiring.
 - Exposed wires or loose fittings.
 - Signs of overheating (e.g., burn marks on plug sockets).
- Any portable appliances provided (e.g., kettles, toasters) should be PAT tested annually.
- Tenants should be informed about how to turn off the electricity in an emergency.





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