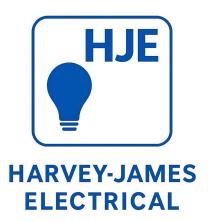
# **← EICR Reports** — **Electrical Installation Condition Reports**



At Harvey-James Electrical (HJE), we carry out **Electrical Installation Condition Reports (EICRs)** to ensure your property's wiring and electrical systems are **safe, compliant, and up to modern standards**.

An EICR is a detailed inspection that identifies potential risks such as **overloaded circuits**, faulty wiring, outdated consumer units, or lack of RCD protection.

Safe, compliant installations that protect your family, tenants, and business.

*♀* Look out for **Cost-Saving Tips further down** — quick ways to show you how to avoid paying for the same testing twice *♠*

# Why book an EICR?

Safety first: Spot hidden risks such as overheating wires, faulty connections, or missing RCD protection before they cause harm.

- Peace of mind: Know your home or business meets current electrical safety standards.
- Insurance & compliance: Many insurers, letting agents, and regulatory bodies now require an up-to-date EICR.
- Future proofing: Identify areas for upgrade before adding extensions, new equipment, or EV chargers.

#### How often is an EICR needed?

- Homeowners: At least every 10 years, or when buying/selling a property.
- Rental properties: Every 5 years by law, or at change of tenancy.
- Businesses: Every 5 years (more often for high-risk environments like kitchens, workshops, or gyms)

## **Advice tailored to you**

**Homeowners** – An EICR highlights issues you might never notice day-to-day, like loose wiring behind sockets or poor earthing. It's not just about safety – catching faults early can save you money on repairs and reassure future buyers that the electrics are in good order.

**Business Owners** – Keeps your workplace safe for staff and customers, ensures compliance with Health & Safety regulations, and reduces risk of downtime caused by electrical faults.

## What's the process?

- 1. **Initial discussion & inspection** We'll talk through your property and needs.
- 2. **Visual checks & testing** Circuits, wiring, sockets, consumer units, and earthing arrangements.
- 3. Detailed report You'll receive a clear EICR highlighting any issues, coded by priority.
- 4. **Advice & next steps** We'll explain what the findings mean in plain English and provide options for remedial work if needed.

# Did you know?

- Around 20,000 electrical fires are reported in UK homes each year, many linked to faults that an EICR could have identified early.
- Research shows that over 40% of rental properties fail their first EICR, usually due to missing RCD protection, faulty wiring, or outdated fuse boards.
- During an EICR, issues like overloaded circuits, poor earthing, or damaged accessories are among the most common causes for concern.
- Landlords & Rental Companies Since April 2021, private rental properties in England must have a valid EICR at least every 5 years. Supplying tenants with this certificate is a legal requirement. Failure to comply can lead to fines of up to £30,000 per breach, as enforced by local authorities. An up-to-date report keeps your portfolio compliant, protects tenants, and avoids costly legal or insurance issues.
- Many insurers now ask for a **valid EICR** before renewing landlord or business policies. An up-to-date report not only keeps you safe it can also protect your cover.



In some cases, an older fuse board (consumer unit) will clearly not meet today's safety standards. If that's the case, it can be more cost-effective to replace it straight away rather than paying for a full EICR first.

#### Why?

- An **EICR** and a **consumer unit replacement** both require every circuit in your property to be tested.
- If your board is outdated and guaranteed to fail, you could end up paying twice for the same testing and paperwork.
- By upgrading directly, you'll receive a modern, metal-clad unit with a full <u>Electrical</u>
   <u>Installation Certificate (EIC)</u> covering the safety of your whole installation in one step.

# P How to Spot an Outdated Fuse Board

You don't need to be an electrician to notice some of the signs that your fuse board may not pass an EICR:

- No RCD switches Modern boards include RCD protection to cut power instantly in the event of a fault.
- Access to live parts Missing covers or gaps where wires are visible present an immediate safety risk.
- **Scorch marks or overheating** Discolouration or heat damage around fuses or breakers is a red flag.

## Ready to book your EICR?

When you contact us, we'll arrange a quick visit (or photos/videos if easier) to understand your needs. We'll then provide a clear, no-obligation quote before carrying out the report.

- ✓ Friendly, clear communication
- ✓ Fully insured & certified work
- Reliable, detailed reports for homes, businesses & rentals

# PRemember: Having an EICR before a consumer unit upgrade can save you the cost of double testing.

\*All works are carried out in line with current wiring regulations (BS 7671) and our company <u>Terms & Conditions.</u>

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