

# ⚡ EICR Reports – Electrical Installation Condition Reports



**HARVEY-JAMES  
ELECTRICAL**

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An EICR is a detailed inspection that identifies potential risks such as **overloaded circuits, faulty wiring, outdated consumer units, or lack of RCD protection**.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

---

## **Cost-Saving Tip**

*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 **[Electrical Installation Certificate \(EIC\)](#)** – covering the safety of your whole installation in one step.

## **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

**💡 Remember. 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 [Terms & Conditions](#).

### Harvey-James Electrical (HJE)

Domestic & Small Business Electrical Services

☎ 020 4584 3113

✉ [info@hjelectrical.co.uk](mailto:info@hjelectrical.co.uk)

🌐 [www.hjelectrical.co.uk](http://www.hjelectrical.co.uk)

*Safe | Reliable | Fully Certified*

Public Liability & Professional Indemnity Insured



Scan to get in touch