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EICR Compliance Guide for UK Landlords

What is an EICR?

An **EICR (Electrical Installation Condition Report)** is a formal inspection that assesses the safety of a property's electrical systems.

It checks whether the wiring, sockets, circuits, consumer unit, and fixed electrical installations are safe for continued use.

It must be carried out by a **qualified electrician** or **approved electrical contractor**.

For rental properties in England, EICRs are a **legal requirement** under The Electrical Safety Standards in the Private Rented Sector Regulations 2020.

Why EICR Compliance Matters

For landlords, an EICR ensures:

- The electrical system is **safe for tenants**
- You are **legally compliant**
- You avoid **finances up to £30,000**
- Problems are identified early before they become major hazards
- Insurance remains valid
- You maintain the ability to serve certain eviction notices

How an EICR Works

During an inspection, the electrician will:

1. Test wiring, sockets, lighting circuits
2. Check the consumer unit (fuse box)
3. Inspect earthing and bonding
4. Identify electrical defects or risks
5. Classify issues by severity

6. Produce a written report with results

The document is typically 6–8 pages long and includes:

- Pass or fail (Satisfactory / Unsatisfactory)
 - List of issues found
 - Urgency level of each issue
 - Required remedial works (if applicable)
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How Long an EICR Lasts

A domestic rental property EICR is valid for **5 years**, unless the electrician recommends a shorter interval based on the condition of the installation.

The expiry date will be clearly shown on the certificate.

Landlords must:

- Keep a copy
 - Give a copy to new tenants before they move in
 - Give a copy to existing tenants within 28 days if they request it
 - Provide it to the council within 7 days if asked
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When EICRs Must Be Renewed

You must obtain a new EICR:

- **At least every 5 years**, OR
 - **Sooner**, if the previous report states a shorter interval
 - **Before a new tenancy begins**, if the old EICR has expired
 - **After major electrical works**, where the system has been significantly altered
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Satisfactory vs Unsatisfactory EICR

What is a “Satisfactory” EICR?

A **Satisfactory** result means:

- The electrical installation is considered safe
- No immediate or urgent work is required
- The property is compliant for another 5 years

This is the outcome every landlord wants.

What is an “Unsatisfactory” EICR?

This means the electrician has found **faults or risks** that make the installation unsafe. An EICR becomes **Unsatisfactory** if it contains any of these codes:

⚠️ **C1 — Danger Present**

Immediate risk of injury (e.g., exposed live wires).
Must be made safe **immediately**.

⚠️ **C2 — Potentially Dangerous**

Could become dangerous if not fixed.
Requires urgent attention.

⚠️ **FI — Further Investigation Required**

Something is suspicious or unclear and must be investigated before the system can be considered safe.

If **any C1, C2, or FI codes** appear, the EICR is **automatically UNSATISFACTORY**.

What Are “Remedial Works”?

Remedial works are the repairs required to correct the issues found in an Unsatisfactory EICR.

Examples include:

- Replacing damaged or unsafe wiring

- Fixing loose or cracked sockets
- Upgrading outdated consumer units (fuse boxes)
- Improving earthing or bonding
- Removing unsafe DIY electrical work
- Fixing overloaded circuits
- Correcting faulty lighting circuits or switches

These works must be completed by a qualified electrician.

Legal Responsibilities After an Unsatisfactory EICR

If a landlord receives an **Unsatisfactory** EICR:

1. Fix the issues within 28 days

Or sooner, if the report states a shorter timeframe.

2. Obtain written confirmation

The electrician must provide written proof that the issues have been fixed.

3. Provide paperwork to:

- **Tenants** within **28 days** of the work being completed
- The **local council** if requested

If the landlord fails to do this, the council can:

- Issue fines of **up to £30,000**
 - Carry out the work and charge the landlord
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What This All Means For UK Landlords

Here's what landlords should understand:

✓ You MUST have a valid EICR every 5 years

No EICR = non-compliance and risk of fines.



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✓ **“Satisfactory” means you’re safe and compliant**

Keep the report safe — it’s important for legal protection.

✓ **“Unsatisfactory” means work is needed**

You must fix the issues promptly and provide proof.

✓ **Tenants must receive the EICR**

Failing to share it is a breach of the regulations.

✓ **Councils can request your EICR at any time**

And penalise you if it’s not valid or available.

✓ **It protects you**

A proper electrical inspection reduces risk of fires, hazards, disputes, and costly repairs.

In Summary

EICR compliance is a vital part of being a UK landlord.

You must have:

- A **valid EICR every 5 years**
- A **Satisfactory** rating
- Any required repairs fixed promptly
- Documentation provided to tenants and councils

Compliance not only keeps you legal — it protects your tenants, your property, and your business.