Landlord electrical safety

Your responsibilities, the five-yearly EICR, and keeping your tenants safe

As a landlord you have a legal duty to make sure your rental property, and any electrical equipment you provide, is safe before a tenancy begins and for as long as it lasts.

Five-yearly electrical checks

Private landlords in England must have the electrical installation in each rental property inspected and tested by a qualified person at least every five years. The result is documented in an Electrical Installation Condition Report (EICR).

REQUIREMENT	WHAT IT MEANS FOR YOU
Every 5 years	Each rented property needs a current EICR. The inspector may recommend a shorter interval if the condition of the installation calls for it.
Before a new tenancy	The installation must be inspected and tested before new tenants move in, unless a valid report is already in date.
Copy to tenants	Give a copy of the report to new tenants before they move in, and to existing tenants within 28 days of the inspection.
Remedial work	Any urgent or required work in the report must be completed within 28 days (or sooner if the report says so).
Wiring Regulations	The inspection must be carried out to BS 7671, with the correct certification issued.
Competent electrician	You are responsible for making sure the person doing the check is suitably qualified. Choose a registered, insured electrician.

GOOD TO KNOW

Keep your reports safe. If your local council asks to see your latest EICR, you will normally need to provide it within 7 days.

What is an EICR?

Every electrical installation deteriorates with age and use. An EICR is a periodic inspection that checks the condition of the wiring, consumer unit and protective devices against the current Wiring Regulations (BS 7671), and includes electrical testing to confirm the installation is safe.

After the inspection you will receive a report that sets out:

- what was inspected and tested, and the results
- any faults or defects found, with recommended remedial action
- a clear declaration of whether the installation is **satisfactory or unsatisfactory** for continued use
- a schedule of circuit details and test results

Keep a copy of the schedule next to the consumer unit (fusebox) so it is easy to find.

Between tenants: the visual check

The EICR is only part of the picture. Whenever a tenancy changes, you or your representative should carry out a visual check to confirm the property is safe to re-let. Look for:

- broken or missing switches and sockets
- any accessible live parts
- signs of burning, scorching or overheating on electrical equipment
- RCDs that trip when the test button is pressed

GREENTEC TIP

If the visual check turns anything up, do not re-let until it has been put right. We can carry out a visual inspection with a written report if you would like a professional to do it for you.

Communal areas

If you own a house divided into flats, a block or an estate, you are also responsible for the electrics in the areas shared by residents, such as:

- entrance halls, corridors, landings and stairwells
- lifts, laundries and shared kitchens or bathrooms
- parking and refuse areas, pathways and gardens
- leisure facilities such as gyms and swimming pools

EICR fixed prices 2026

PROPERTY	CONSUMER UNIT AND CIRCUITS	PRICE (EXCL. VAT)
1 bedroom	Single consumer unit, up to 6 circuits	£170.00
2 bedroom	Single consumer unit, up to 8 circuits	£220.00
3 bedroom	Single consumer unit, up to 10 circuits	£270.00
4 bedroom	Single consumer unit, up to 13 circuits	£320.00
Additional circuits	Each additional circuit	£25.00

VAT is charged at the current standard rate.

BOOK YOUR EICR

Call **01892 457437** / **07763 730171**, email info@greentecelectrical.co.uk or visit www.greentecelectrical.co.uk. Greentec Electrical Ltd is based in Tunbridge Wells and serves Kent and East Sussex.