

The Electrical Safety Standards

The Electrical Safety Standards in the Private Rented Sector 2020 is a set of new regulations due to come into effect on 1st June 2020 and will apply to all new and renewed tenancies that are in effect on or after 1st July 2020.

From 1st July 2020

On or after 1st July 2020, new or renewed tenancies (including both fixed term and statutory periodic renewals) will be legally required to have a 'satisfactory' Electrical Installation Condition Report (EICR) in place. It will also be a requirement for landlords to provide a copy of the report to the tenant, prior to moving in.

From 1st April 2021

As from 1st April 2021, all current tenancies, irrespective of when they commenced, are required by law to have a "satisfactory" EICR, regardless of their start dates. Landlords will then have 28 days to carry out any remedial work and to make a copy of the report available to their tenants. Please note that, in some circumstances, the report may require work to be undertaken sooner.

'Satisfactory' Definition

The "satisfactory" classification refers to the three fault codes that make up the EICR:

C1 indicates immediate danger requiring immediate action

C2 indicates potential danger requiring urgent action

C3 recommends improvements

For a property to attain a 'satisfactory' rating, it must be free from any C1 or C2 issues. Also, the EICR must adhere to the 2018 edition of the IET Wiring Regulations (BS 7671:2018) and be carried out by a qualified professional. Finally, the record must not exceed five years or the recommended re-testing date shown on a previous EICR, whichever is the earlier.

Contacting the Local Authorities

Any remedial works that are carried out need to be reported in the usual way to the appropriate local authority. Evidence of any work, together with a copy of the EICR will also be required and should be provided within 28 days of completion. Even if no remedial work is deemed necessary, the local authority may still request a copy of the EICR and this must be provided to them within 7 days of the request.

Local authorities will be responsible for ensuring that landlords undertake any remedial work deemed necessary by the EICR. Enforcement powers include serving notice with statutory deadlines and physically entering a property to carry out works, should a landlord fail to comply. The cost of any intervention will then be passed on to the landlord.

Non-compliant landlords could face fines of up to £30,000 per breach.