

LANDLORDS HELPSHEET

Landlords have a legal duty to ensure that their rental property, and any electrical equipment provided, is safe before a tenancy begins and throughout its duration.

Five Yearly Electrical Checks

From 1st June 2020, private landlords in England will be required to have the electrical installation in their rental properties checked by a qualified electrician to ensure that they are safe.

This means that:

- **Electrical installations must be inspected and tested prior to the start of a new tenancy from 1st July 2020**
- **Checks must be carried out on any existing tenancies by 1st April 2021**

These checks must then be carried out on a five yearly basis.

A copy of the most recent electrical safety condition report (EICR) must be provided to both new and retained tenants within 28 Days & Local authorities within 7 Days if requested by them. If the inspection reveals any action that needs to be taken, this remedial work must be carried out within 28 days.

It must meet British Standard BS 7671 18th Edition, with appropriate certification issued.

Beware of cheap inspections as these normally only do a small percentage of the inspection required !

New rules insist that 100% of the installation is to be tested & minimum 20% of visual inspection.

Cheap inspections will have LIM written in the boxes or they could be left blank.

Who can carry out these checks ?

The Landlord is now fully responsible under these new conditions and can be fined up to £30,000 per property for non compliance

As the landlord, you are responsible for making sure that the person who completes the check is suitably competent. Using an electrician or firm that is a member of an accredited registration scheme operated by a recognised body will give you the confidence that this has been achieved.

Any Electrical Inspector you employ to undertake the electrical inspection and testing within your property must have:

- Adequate insurance. This should include at least £2 million public liability insurance and £250,000 professional indemnity insurance.
- A qualification covering the current version of the wiring regulations (BS 7671 – 18th Edition).
- A qualification covering the periodic inspection, testing and certification of electrical installations.
- At least two years' experience in carrying out periodic inspection and testing.

Using someone listed on this website will ensure they meet the above requirements and are deemed competent by a Government Authorised Competent Person Scheme Operator:

www.electricalcompetentperson.co.uk

Neill Jenkins is a qualified electrician with over 25 Years in the Electrical and Telecommunications industry, Neill owns and runs Jenkins Electrical Maintenance Services, who specialise in domestic electrical installations, in particular, Fault finding & Upgrades. He holds a wide range of qualifications from Electronics & Communications, Electrical Installation Through to Electrical Testing, Electrical Vehicle Testing & Smart home systems.

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Every electrical installation deteriorates with use and age. You must ensure that your tenant(s) – or anyone entering or using your property – are not put at risk, by ensuring that the electrical installation remains in a safe and serviceable condition.

A periodic inspection checks the condition of an existing electrical installation against BS 7671, the UK Standard for the safety of electrical installations.

Tests are also carried out on the installation to check that it is safe.

After a periodic inspection, you should always be given an Electrical Installation Condition Report (EICR) containing details of the inspection and testing undertaken, the outcomes of the inspection and testing with recommendations as to what remedial action (if any) is required, and a declaration of whether or not the installation is safe for continued use.

A schedule of circuit details and test results should always be provided as part of the Electrical Installation Condition Report.

A copy of this schedule should be kept next to the consumer unit (fusebox) for information purposes.

Frequency of periodic inspections

By law, a periodic inspection of the electrical installations in rental properties in England must be carried out every five years.

However, the person compiling the Electrical Installation Condition Report may recommend a shorter interval before the next inspection based upon the findings of the inspection and testing that has been carried out.

When a change of tenancy occurs, the landlord or their representative should always carry out a visual check to confirm that a property is safe to re-let.

This check should include confirming that there are no broken or missing switches or sockets, no accessible live parts, no signs of burning on electrical equipment and that any installed RCDs operate when the integral test button is pressed.

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Jenkins Electrical MS – offer testing and inspections for Landlords and home owners at the following rates: -

Visual Inspection A visual inspection of the installation with
a report of its condition
£95

EICR A full inspection & Testing of the installation
with a report of its condition

We price our reports on a per circuit rate: Minimum Charge is £150

Consumer unit + Incoming supply inc. Meter = £30 per C/U

Circuit includes from C/U to all points
(eg. Sockets, Switches, Light Fittings etc). = £20 per Circuit

Eg. Up to 2 Bed property (max 6 circuits) £150

Up to 5 bed property (max 10 circuits) £230

Benefits of using us:

- Registered with NICEIC as Approved Contractor
- Registered as a supplier to Southampton City Council
- We hold a £5 Million Liability insurance & £250,000 Indemnity Insurance
- All our Electricians hold 18th Edition Qualifications & Testing and Inspection Qualifications
- We offer a 5 year warranty on all our installation works.
- Reliable, Trustworthy & always happy to offer advice.

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Q&A - Frequently asked Questions

- **What is a new specified tenancy?**
- A 'new specified tenancy' is a tenancy that was 'granted' (signed) on or after the 1st June 2020, when the Regulations came into force. In cases where a tenancy agreement was signed on or after the 1st June 2020, the landlord must have a satisfactory electrical safety report in place before the 1st July 2020.
All new tenancies granted after the 1st July 2020 will also need to ensure a satisfactory electrical safety report is in place prior to tenants moving in.

Existing tenancies (granted prior to the 1st June 2020) will need to comply with the Regulations before the 1st April 2021.
- **If my property already has a Satisfactory Electrical Installation Safety Report which is less than 5 years old, do I have to get another one done to the 18th edition of the Wiring Regulations Standard?**
- Not necessarily. You should review your report to see what was recommended on it and consider how your property has been let since it was carried out. If big differences to the property have occurred, e.g. high turnover of tenants, DIY work found, flood damage, then it would be prudent to get another electrical safety report done. If no changes have been made, then your report will remain valid until the next inspection date specified.
- **If my property has a EICR or EIC with over 5 years on it, Do I need another one ?**
- YES, the new regulations state a maximum of 5 years between each test so if you have a certificate for 10 years from having works completed, then after 5 years this is now no longer valid.
- **If an electrical report is not given to a tenant before they move in (or within 28 days of a renewal of a report) Will I get fined ?**
- Not necessarily, But you must be able to show reasons why. If your electrician cannot fit it in or a tenant is sick, Especially now with people shielding or showing possible symptoms of Covid 19 etc. Keep all copies of communications or conversations that have taken place.
- **For new tenancies, if an electrical inspection and test is carried out and is unsatisfactory, can a tenant still move in within the 28-day period within which remedial and further investigation work needs to be completed?**
- Yes, so long as no electrical faults which have been coded a **C1** are outstanding. If further investigation or remedial work go beyond the 28 day window, as long as progress is being made and you can legitimately explain why the delays are happening then the clause of 'reasonable' action by the Local Housing Authority will protect you from prosecution against failure to comply with a remedial notice.

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