



EICR

Electrical Installation Condition Report



In July 2018 the government announced that they would introduce legislation to mandate private landlords to carry out inspections on their properties' electrics every five years. The regulations will apply to all new tenancies from **1st July 2020**. All existing tenancies will then be covered by the regulations from **1st April 2021**. This will give all landlords time to make sure they comply with the regulations.

As you know, all landlords are already required to make sure that the wiring and appliances in their properties are safe, but it will soon be a legal requirement for private landlords to have their electrical installations inspected every five years.

So that tenants know their properties are safe, landlords will be legally obliged to provide them with a copy of the report from a competent electrical inspector and must also provide this report to their local authority on request. If serious problems are identified, these will have to be remedied quickly. Local authorities will have a duty to take action if landlords do not comply with the requirements and will be able to issue fines if necessary.

These new regulations are part of the Government's wider work to improve safety in all buildings. Electrical safety in rented properties is hugely important to tenants' health and safety.

Most landlords are highly responsible and will already have safe electrical installations, so are advised to start early and book an inspection. Once landlords have an Electrical Installation Condition Report from a competent inspector showing their property has a clean bill of health, they won't need to worry about it for another five years. Honey Lettings, with the Landlords permission, will be scheduling inspections for the properties we manage. If you have already had an inspections in the past 5 years there will be no requirement for to renew this until the 5-year period is over, though they will need to be able to provide the report when required.



What will this cost?

The initial cost will be based on the number of bedrooms at the property. If no issues are found this will be the only cost. If faults are found a quote will be provided via Honey Lettings for the relevant changes. You may like to use your own contractor to make the repairs but we would then need to book a second EICR report to confirm the changes. If you go with the quote we provide the initial EICR report would be updated at no extra charge. Please see the table of costs on page 3.

How long will it take?

The inspection will take several hours depending on the size of the property. The engineers are fully insured and we will suggest to tenants that they allow access using the management key to minimise the inconvenience. If further work is required, and with the landlords consent, Honey Lettings would liaise with the tenants for the work to be carried out.

What kind of things will they be looking for?

During the inspection the engineer will look at general wiring around the property. Poor DIY cabling and damaged switches and sockets will be highlighted. Older properties with the old fashioned wire fuses may need updating if they do not include an RCB breaker (Residual Current Breaker). Newer properties may also require updating as RCB's were only initially used on sockets only and now need to be installed for all circuits including lighting. The engineer will remove 20% plus of socket face plates and light fittings to check the wiring. The engineer will also use equipment to test the earth connections and check that the sockets and lights have been wired correctly.

Do I have to do this?

If you intend to continue to rent your property you will need to carry out this process. If you currently have tenants and they are likely to remain until after 1st April 2021 then you will need to get this done. Honey Lettings will not be able to re-let your property without an EICR certificate and we will not be able to continue to manage properties without a certificate after 1st April 2021.

When will the inspection happen?

Honey Lettings will schedule and prioritise the EIRC inspections giving priority to re-lets and new tenancies. This new law will bring a large initial work load to electricians and so we need to start carrying out inspections months before they are due. Once we have your permission we liaise with your tenant, if applicable, and come back to you with a date.

What do I need to do?

In order to proceed please complete, sign and return your consent which can be found on page 3.

The Inspection (technical)



A qualified electrician would visit your property and carry out visual inspection and measured checks on the fixed wiring. Observations are things which are wrong with your installation that need rectifying and they are coded based on their risk level. Fixed Wire Testing ensures your electrical installations are safe and it is governed by the IET Wiring Regulations, the latest version of which is the 18th Edition also referred to as BS 7671 (which came into effect on 1 January 2019).

After completing the fixed wire testing of your installations, your specialist electrical contractor will supply you with an Electrical Installation Condition Report (EICR). This report will indicate any problems or 'observations' which are coded according to their risk factor, but what do these codes mean?

Observations are recorded on your Fixed Wiring Report, also known as an Electrical Installation Condition Report (EICR). They are things which are wrong with your installation that need rectifying and they are coded according to their danger level, using the codes C1, C2, C3 and FI.

Code C1

A Code 1 (C1) observation means ' Danger present. Risk of injury. Immediate remedial action required.'

A C1 represents an immediate threat to your safety and should be rectified or made safe as soon as possible. An example of a C1 defect would be accessible live conductors due to damage, poorly modified enclosures or removed maintenance panels. Incorrect polarity would also attract a code C1 as it may allow conductive parts, not normally expected to be live, to become live. Once a C1 threat is identified, your engineer will inform the landlord, and tenant if applicable, immediately, both verbally and in writing, of the risk of injury that exists. Access to the faulty circuit may even be blocked, or the circuit turned off until the the defect is fixed.

Code C2

A Code 2 (C2) is not as severe as a C1, but is still a potentially dangerous defect. They may not pose an immediate threat but are likely to become a danger in the future. A C2 is described as 'Potentially dangerous - urgent remedial action required.' The phrase "potentially dangerous", in the C2 code is designed to point towards a risk of injury from contact with live parts after a sequence of events. A sequence of events could mean that an individual may gain access to live parts through a day to day task that would not usually be expected to give access to live parts.

Code FI

An observation code FI is described as ' Further investigation required without delay.' This means that your electrical testing engineer has observed something whilst carrying out the testing, for instance if the emergency lights seem very dim. This might not have been covered in the report so they have noted it separately as code FI.

Unsatisfactory EICR Report

Codes C1 and C2 attract an unsatisfactory report rating and you must have these defects rectified in order to demonstrate compliance. A report could also be classed as unsatisfactory if the only fault codes are FI. For example if there are lots of circuits that are not verified at the time of testing, and each has an FI code, the inspector would not be able to categorically determine whether these circuits are safe or not.

Code 3 is described as 'Improvement recommended.' This means something has been identified which does not comply with the latest regulations but isn't actually dangerous. For example, the installation may not comply with the current version of the regulations or may have damaged fittings which do not have exposed live parts. A code C3, in itself, should not warrant an overall unsatisfactory report.

You will need to address C1, C2 and FI faults on your report in order to achieve compliance with electrical safety regulations. However it's always good practice and usually well worthwhile considering rectifying all faults on site. Remember you aren't obliged to use the same electrical contractor to test and to carry out remedial repairs and you do not need to have the whole installation re-tested after the repairs have been completed - but you should obtain a certificate for the changed elements.

Once faults have been rectified and your electrician has issued you with the relevant paperwork, (an Electrical Installation Certificate (EIC) or Minor Works (MW) Certificate) these should be kept together with the Electrical Installation Condition Report (EICR) to prove all faults have been rectified in accordance with BS7671.

If the unthinkable happens and someone receives a shock from part of your installation or if there is an electrical fire in your building, then a court, inquest or insurance company will certainly want to see this EICR Fixed Wire Testing report which makes it very important document.

EICR

Electrical Installation Condition Report

- 1 bedroom property with upto 6 circuits £160
- 2 bedroom property with upto 10 circuits £180
- 3 bedroom property with upto 12 circuits £200
- 4 bedroom property with upto 14 circuits £220
- 5 bedroom property with upto 18 circuits £240

all prices included VAT @ 20%



EMAIL

service@honeylettings.co.uk

Please state the property address in full

Please state the number of bedroom

Please also include "I authorise Honey Lettings to organise an EIRC Inspection at the rental property stated."

Please also include "I understand that required electrical work that may be required under C1 and C2 faults will need to be carried out within 28 days of the inspection."

..... Cut along dotted line



POST



FULL NAME :

RENTAL PROPERTY ADDRESS :

• I authorise Honey Lettings to organise an EIRC Inspection at the rental property stated.

• I understand that required electrical work that may be required under C1 and C2 faults will need to be carried out within 28 days of the inspection."

SIGNED :

DATED :

RETURN TO:

HONEY LETTINGS, 37 FLEET ROAD, FLEET, HAMPSHIRE, GU51 3PJ