
LANDLORD GUIDE · ELECTRICAL SAFETY

EICR for Landlords — Made Simple

The Electrical Installation Condition Report explained

A plain-English guide to the EICR for private and social rented landlords. Covers the 5-year cycle, C1/C2/C3/FI codes, the 28-day remedial deadline and the £30,000 civil penalty — refreshed for the November 2025 reissued guidance and SI 2025/1043.

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What's new: Official guidance reissued on 1 November 2025 under the new title Electrical safety standards in the private and social rented sectors: guidance. SI 2025/1043 extends the same 5-year EICR regime to the social rented sector. Core PRS rules (C codes, 5-year cycle, supply to tenants/councils) are unchanged.

What an EICR is

An Electrical Installation Condition Report is the result of a periodic inspection and test of the fixed electrical installation, carried out under BS 7671 by a qualified and competent person. It is not a portable appliance test (PAT) and does not cover tenant-owned equipment.

The 5-year rule

Under the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 — and now mirrored for social housing by SI 2025/1043 — landlords must:

- Ensure the installation is inspected and tested at least every 5 years (or sooner if the report specifies).
- Supply a copy of the EICR to existing tenants within 28 days, and to new tenants before they occupy.
- Supply a copy to the local authority within 7 days of a written request.
- Carry out remedial works within 28 days (or sooner if the report says so) and obtain written confirmation of completion.

The C-codes

Code Meaning

C1 Danger present — immediate action required.

C2 Potentially dangerous — urgent remedial action required.

C3 Improvement recommended (not a fail in itself, but should be addressed).

FI Further investigation needed without delay.

Any C1, C2 or FI = installation unsatisfactory. Remedial works are mandatory within 28 days (or shorter period stated).

Who can issue an EICR

A qualified and competent electrician — typically registered with NICEIC, NAPIT or ELECSA. Always check current registration before the work starts; the EICR must include the inspector's qualifications and registration number.

Penalties

Local authorities may issue financial penalties of up to £30,000 per breach, and can also arrange remedial works themselves and recover costs.

Sources gov.uk: Electrical safety standards in the private and social rented sectors: guidance (1 November 2025). legislation.gov.uk: SI 2020/312; SI 2025/1043. Standard: BS 7671 (current edition + amendments).

Where JN Compliance is different

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