

Electrical Installation Condition Report (EICR)





What is an EICR?

An EICR (Electrical Installation Condition Report) is a certificate which describes the state of an existing electrical installation in relation to its safety and suitability for continued use.

An EICR is primarily concerned with the safety of an installation rather than its functionality. If items such as motors in fans, bulbs in light fittings or heating elements in ovens do not work, the report may not necessarily comment on them.

An EICR is only concerned with the wiring of the property and does not include testing or inspecting any plug-in appliances.

Do I need an EICR?

The Wiring Regulations BS7671 (regulation 135.1) says that every home should have an EICR to ensure that the electrics are safe to use.

In England, it is a legal requirement for all private residential landlords to have a 'Satisfactory' EICR on rented properties from April 2021.

In Wales, an EICR is recommended. However, landlords are expected to provide a safe property throughout the tenancy and could be considered negligent if they fail to ensure that the electrical installation is in a 'Satisfactory' condition.

How often do I need an EICR?

EICRs are generally valid for up to 5yrs or until change of occupancy/ownership, provided that they describe the system as 'Satisfactory'.

The Electrical Wiring Regulations BS7671 (652.1) states that the person undertaking the EICR should determine how soon the next EICR is done, based on the findings of their inspection and testing as well as comments on any previous EICR.

Do I need another EICR on change of occupancy or ownership?

Selling:

There is no legal requirement to produce an EICR when selling a property, although a current and valid EICR could help the sale.

Also, it is becoming increasingly common for Estate Agents, Solicitors, Mortgage Companies and Insurance Companies to request a current & valid EICR.

Renting:

It is strongly recommended to have an EICR when changing tenancy in a rented property as previous tenants could have made additions or alterations to the electrical system, or caused damage that would not be immediately obvious to an unqualified person and may present a significant risk of harm to the new tenants.

An EICR should always be done before a new tenancy starts.

There are two types of assessment available on a change in tenancy. Either a **Full EICR** or an **Intermediate (top-up) EICR**.

A **Full EICR** will be valid for up to 5yrs from the date of the new assessment.

An **Intermediate (top-up) EICR** can only be done if you already have a current EICR certificate and is primarily focused on detecting changes, alterations, damage and deterioration since the last EICR.

An **Intermediate (top-up) EICR** can only be valid up to the expiry date on your current EICR certificate.



What's involved in having an EICR done?

An EICR is a very thorough assessment of an electrical system and should be undertaken when the property is vacant and the electrical system is not in use.

- The process takes between 2-6hrs depending on the size of the installation.
- The electricity will be isolated at supply for most of the time.
- The main fusebox / consumer unit will be opened.
- A sample of fixtures & fittings throughout the property will be opened.
- Appliances will be unplugged from the system.
- Test currents will be applied throughout the system up to 500v.
- Simulated faults will be carried out on the system.
- Long test leads will be trailed from the main supply to various fittings throughout the property.
- Access will be required to all parts of the property internally & externally as well as garages and outhouses.
- Ladders, sharp tools, power tools and potentially dangerous test equipment will be used throughout the process.

Who can do an EICR?

An EICR can only be undertaken by a competent person in accordance with...

- BS 7671:2018 Electrical Wiring Regulations
- Electricity at Work Regulations 1989 – HSE
- Health & Safety at Work Act 1974
- Best Practice Guide 4: Issue 5 – Electrical Safety First

That person should be registered with a regulatory body such as NICEIC and hold the qualification C&G 2391 Level 3 Certificate in Inspection, Testing & Certification.

What do the results mean?

If the overall result states “SATISFACTORY”, then the system is considered to be in a good working condition and is safe to use for the amount of time stated on the certificate. This could be up to 5yrs or on change of occupancy/ownership whichever is sooner.

If the overall result states “UNSATISFACTORY”, then the system is not in a safe condition and remedial work should be undertaken either immediately (if required) or within 28 days.

The EICR will have a page listing the individual findings. Each item on the list will be coded either C1, C2, C3, FI or N/A.

- **C1 (Code 1)** = Danger Present – immediate action required.
- **C2 (Code 2)** = Could become dangerous at any point – action required within 28days.
- **C3 (Code 3)** = Not compliant with current regulations – improvement is recommended.
- **FI (Further Investigation)** = Cannot be deemed safe until further investigation is done.
- **N/A** = An issue identified that is not applicable to the wiring regulations but worthy of noting. For example, a light switch installed upside down or an exposed cable that is not connected to the electrical system or a light bulb that requires replacing etc.

Any C1 will result in an overall “UNSATISFACTORY” certificate and should be corrected immediately. If this is not possible, the system should not be used until it is corrected.

Any C2 will result in an overall “UNSATISFACTORY” certificate and should be corrected within 28 days.

An FI requires further investigation which is not within the scope of the EICR assessment and could result in an “UNSATISFACTORY” certificate depending on the nature of the issue requiring further investigation. The identified problem should be investigated further within 28 days

A “SATISFACTORY” certificate may contain any number of C3 or N/A listed items.



How much does it cost?

| Type of Property | Full EICR | Intermediate (top-up) EICR |
|-------------------------------------|------------------------|----------------------------|
| Flats / Apartments: | | |
| One Bed | £120 | £50 |
| Two Bed | £150 | £60 |
| Three Bed | £170 | £70 |
| Houses: | | |
| One/Two Bed | £160 | £65 |
| Three/Four Bed | £180 | £75 |
| Five/Six Bed | £210 | £85 |
| Larger Property | £50 per circuit (fuse) | £20 per circuit (fuse) |
| Other Prices | | |
| Occupancy Surcharge | | £85 |
| Fresh (post-correction) certificate | | £25 |
| Original Paper Certificate by post | | £10 |
| Duplicate Paper Certificate by post | | £10 |
| Duplicate PDF Certificate by email | | Free |

Why is there an Occupancy Surcharge?

The time taken to perform a thorough and safe EICR is significantly increased when a property is occupied and can present a number of challenges to the engineer. For example...

An occupied property will often have large furniture, heavily loaded storage units or lots of personal items that hinder or prevent access to all the electrical points throughout the property. This can significantly prolong the time it takes to perform all the necessary testing and inspection.

An occupier may be concerned about privacy issues and either deny access to certain areas or insist on accompanying the engineer throughout the inspection. This can result in difficult negotiations and extra time taken to explain the need for certain procedures and could prevent certain procedures from being carried out.

The Electricity at Work Regulations 1989 and the Health & Safety at Work Act 1974 require the engineer to take significantly extra precautions when there are untrained people on site, especially when electrically conductive parts are being exposed and potentially dangerous tools and equipment are in use.

There may often be times when it is impossible to safely trail long testing leads, erect ladders, use potentially dangerous tools or undertake live testing where untrained people and/or children are present.

Where it is not possible to perform an EICR on an empty property, a surcharge will be applied to account for the additional time taken and the certificate may well list 'limitations' on areas that could not be accessed or procedures that could not be undertaken. Also, any person unable to vacate the property for the duration of the inspection will be required to sign the disclaimer on the last page of this document.

How will I receive my EICR certificate?

Your certificate will be emailed to you normally within 5-7 working days. Alternatively, a paper certificate can be posted to you for a small administrative charge.

Do I need another EICR after correcting any work on an "UNSATISFACTORY" certificate?

No. The standard practice is to attach the invoice and any other paperwork for the corrective works to the original EICR to show that all C1, C2 or FI issues have been corrected.

Sometimes, a property owner may prefer to have a new 'fresh' certificate that says "SATISFACTORY" after all corrective work has been completed. This can be done so long as the person undertaking the corrective work is the same person who issued the original "UNSATISFACTORY" certificate and they are satisfied that no other alterations have been made to the system since their original inspection and testing.

The new 'fresh' certificate will be valid for up to 5yrs from the date of completion of the corrective work.

If I lose my EICR certificate, can I get a duplicate?

Yes. A duplicate of the original certificate can be produced for a small administrative charge.



Health & Safety Warning Notice

I acknowledge that an EICR is about to be undertaken on a property which I have opted not to vacate.

I understand that these works pose a potential risk to me and any other person for whom I am responsible. In particular, but not limited to...

- All risks associated with the absence of an electrical supply throughout the property, including the absence of powered light.
- Open access to exposed electrical conductors and/or conductive parts.
- Being in close proximity to the electrical system whilst increased voltage tests (up to 500v) and simulated fault tests are being carried out.
- The presence of tripping hazards, such as long trailing test leads throughout the property.
- The presence of potentially dangerous equipment including ladders, sharp tools, power tools and test equipment capable of producing high voltage (up to 1000v).

I take full responsibility for any personal injury suffered by me or any other person for whom I am responsible during this work.

Address of property where EICR is to be undertaken:

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To be signed by all adults remaining in the property whilst work is undertaken:

| <i>Print Name:</i> | <i>Signature:</i> | <i>Date:</i> |
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