

**New Electrical Safety
Standards in England**

pace
property professionals



**Electrical Safety
Standard Regulations
2020/2021**

New Electrical Safety Standards in England

The new Electrical Safety Standards in the Private Rented Sector Regulations 2020 came into force on 1st June 2020 and apply to all new tenancies from 1st July 2020. Existing tenancies have until 1st April 2021 to comply with the new regulations.

When a tenancy falls within the scope of the new regulations, agents and landlords must:

- Have all electrical installations in your properties inspected and tested by a person who is qualified and competent, at least every five years.
 - The Electrical Installation Condition Report (EICR) should include the results of the inspection and test and the date of the next inspection and test.
- Provide a copy of the EICR report to your tenants, and to the local authority if/when requested.
 - New tenants should be provided with a copy of the report before they move in;
 - You must supply a copy of the report to each existing tenant at the property within 28 calendar days of the inspection and test; and
 - Prospective tenants can make a request in writing for the report and you must supply a copy of the report within 28 calendar days of the request.
- Carry out any required investigative or remedial works.





When will your tenancy fall within the scope of new regulations?

- **Which types of housing do not fall under the scope of the new regulations?**

Social housing, shared accommodation with a landlord or landlord's family, long leases, student halls of residence, holiday lets, hostels and refuges, care homes, hospitals OR hospices are not within scope.

- **What if my tenancy agreement was most recently granted or renewed after 1 July 2020?**

Yes, you will need to comply.

- **What if my tenancy agreement was most recently granted or renewed between 1 June 2020 and 1 July 2020?**

Yes, you will still need to comply.

- **What if my agreement was most recently granted or renewed before 1 June 2020, with a fixed term ending between 1 June 2020 and 1 April 2021?**

You will need to comply on 1 April 2021 or upon renewal, whichever is sooner.

Electrical Installation Condition Reports

An electrical installation inspection involves testing the fixed wires and systems that conduct electricity – main panels, distribution boards, socket outlets, a/c etc – around the building.

The EICR does not involve testing any appliance plugged into the property's electricity supply. For that, you will need an annual PAT test. Ask us if this applies to your property.

Once the electrical installation has been tested and verified as safe, an EICR (Electrical Installation Condition Report) will be issued.

Landlords are required to obtain a satisfactory EICR at least once every five years, under the new regulations. The inspector will check the adequacy of earthing and bonding, wear and tear, whether any wires are exposed and if any of the installations are damaged or malfunctioning. Landlords are legally obliged to ensure electrical installations within their property are safely maintained. Many insurance companies will want to see an EICR before they insure a property.



Is your existing EICR certificate satisfactory for the new regulations?

The term 'electrical safety standards' refers to standards for electrical installations in the 18th edition of the Wiring Regulations, published by the Institution of Engineering and Technology and the British Standards Institution as BS 7671: 2018(3) which came into effect on 1st January 2019. If there's been fixed wire testing on your property during 2019, it's likely the EICR was prepared in accordance with BS 7671. This should be shown on the certificate already, if not you should be able to obtain this information from your certificates or electrical contractors.



If my most recent inspection was not carried out in accordance with BS 7671:2018, will my existing EICR certificate be applicable?

The Government website suggests that a 17th edition installation EICR is valid, as long as all the safety standards are met. There is conflicting advice from the different industry bodies on this subject and we may only have a definitive answer when there is a test case in court.

How long does an EICR certificate last for?


They must be updated every 5 years.

My most recent inspection was carried out in accordance with the 18th edition of the wiring regulations BS 7671:2018 but does NOT specify another inspection is needed within five years. Is my certificate applicable?

Yes, your EICR is applicable and an inspection will be needed five years from the date of most recent inspection.

Must all recommendations in the report be carried out?

You must remedy any actions for hazards with the codes C1, C2 and FI within 28 days. Any 'recommended improvements' (code C3) are not necessarily mandatory, although it may be sensible to complete these if other mandatory works are being undertaken.



Pace Repairs and Maintenance Management Solutions will...

- 1 **Retain** your most recent EICR and track when the next EICR inspection needs to be carried out
- 2 **Remind** you when an EICR is due and alert you when it has been completed
- 3 **Record** any investigative or remedial works specified in an EICR with specific due dates
- 4 **Remind** you when these further works are overdue and alert you when they have been completed

Safety Compliance Testing Price List

Pace Compliance Service	Cost
Gas safety certificate	£99
Electrical safety certificate	£229*
Arranging a gas safety with your contractor	£29**
Arranging any maintenance with your contractor	£29**
Additional visit to sign off work for your contractor	£69**
Legionella inspection	£99
Report on likely causes of damp/condensation plus recommended solution	£199

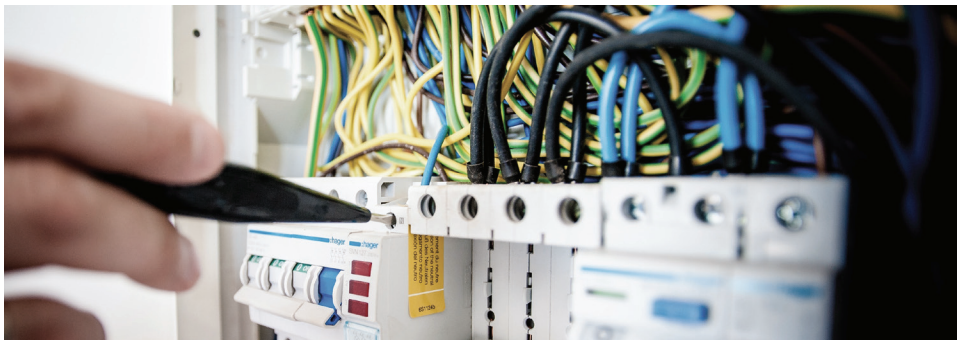
*£229 for 1 & 2 bedroom properties, £279 for 3 & 4 bedroom properties, POA for 5+ bedroom properties.

**Included for Full Management clients.

Did you know there are electrical safety regulations which cover communal areas in residential buildings?

If you want to understand how to be a responsible leaseholder, talk to our specialist Block Management team today. Similarly, if you have any questions related to compliance when buying or selling a property, our Sales team would be delighted to talk to you.

Pace, an agent that does it all



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