

EICR Fact Sheet for Tenants: About Electrical Safety Checks



What is an EICR?

An EICR is an Electrical Installation Condition Report. An EICR is a report on the condition of the fixed electrical installation in your home. It confirms whether the installation meets current safety requirements, is safe for continued use or records any issues that need to be addressed.

This safety check helps prevent electric shocks, fires and other dangers.

Landlords are legally required to have the fixed electrical installation in your home inspected and tested by a qualified and competent electrical inspector at least every 5 years, or sooner if supporting documentation requires it.

What Happens Next?

If a **C1** or **C2** is found:

- The landlord must arrange repairs.
- A qualified and competent electrician will carry out the work. Tenants do not pay for these repairs.
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If a **C3** is found:

- No further work will be required until the next recommended EICR date.
- Some landlords may choose to complete **C3** items even though no immediate work is required and the installation is not considered at risk. This is usually done to enhance the safety of the electrical installation.

Why This Matters

Regular electrical checks help keep you, your family and your home safe. Reporting warning signs to the landlord/letting agent, such as burning smells, buzzing sockets, an unpleasant fish-like smell, or flickering lights can prevent serious accidents and reduce risk.

If you have any concerns about electrical safety in your home, contact your housing officer or repairs team immediately.

Electrical safety saves lives.

What do the Codes Mean?

When the electrical inspector carries out the electrical safety check, the findings of the check are recorded on the EICR as observations and are given classification codes.

These codes explain the level of risk and whether any remedial work needs to be carried out.

Unsatisfactory codes are:

- C1** **Danger Present (At Risk)**
 - Something is already dangerous and could cause electric shock or fire.
 - Must be made safe straight away.
 - Example: Exposed live wires.
- C2** **Potentially Dangerous (May be at Risk)**
 - Not immediately dangerous but could become unsafe if not fixed.
 - Repairs are required as soon as possible.
 - Example: Broken or loose socket that could worsen over time.

Satisfactory codes are:

- C3** **Improvement recommended**
 - The electrical installation is not dangerous or potentially dangerous.
 - The electrical installation was checked and found to be satisfactory at the time of inspection.
 - Example: An old consumer unit is currently fitted, but the absence of a surge protective device (SPD).
- FI** **Further Investigation is advised**
 - An **FI** should only be applied if the inspector cannot confirm the existence of danger or potential danger within the agreed scope and extent of inspection and sampling.

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