

Holiday-Let Electrical Compliance Checklist

A holiday let is a business, so you have a duty of care to your guests — and insurers, mortgage lenders and booking platforms expect documented electrical safety. Use this checklist to make sure your property is safe, compliant and covered. We can handle the lot in a single visit.

Electrical safety

- ☐ **EICR (Electrical Installation Condition Report)** — a current, satisfactory report. The 5-yearly *legal* requirement applies to assured-shorthold tenancies, but insurers, lenders and platforms expect a valid EICR on a holiday let too — renew at least every 5 years (or as your insurer / local licence requires).
- ☐ **Modern consumer unit with RCD/RCBO protection** — circuits protected against electric shock; old rewirable fuse boards should be upgraded.
- ☐ **PAT testing** — portable appliance testing of the electrical items you provide (kettles, toasters, hairdryers, lamps, chargers).
- ☐ **Outdoor, hot-tub & EV electrics** — correctly IP-rated and RCD-protected supplies for hot tubs, garden lighting and any EV charger.
- ☐ **Clear labelling & accessible isolation** — a labelled consumer unit guests and cleaners can find and isolate in an emergency.

Fire & life safety

- ☐ **Fire risk assessment** — the Regulatory Reform (Fire Safety) Order 2005 applies to holiday lets. The "responsible person" must have a fire risk assessment; electrical ignition sources form part of it.
- ☐ **Smoke alarms** — on every storey, interlinked where possible, tested and working before each booking.
- ☐ **Carbon monoxide alarms** — in any room with a fixed combustion appliance (wood burner, gas boiler or fire).
- ☐ **Emergency lighting** — for larger properties, unfamiliar layouts, or where your fire risk assessment requires it.

Paperwork to keep



EICR, alarm and PAT certificates — kept in the property file and available to guests, insurers and your local authority on request.

How DS Electrical helps

One visit, fully certified: EICR, mains-interlinked smoke & CO alarms, emergency lighting, PAT testing, and any remedial work — with all the paperwork for your file. Free survey, no obligation.



This checklist is a practical guide, not legal advice — requirements vary by property, local licensing and your insurer. We'll confirm exactly what your holiday let needs on a free survey.

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