

Landlord Electrical Compliance Checklist

If you let a property on an assured-shorthold tenancy in England, electrical safety is the law. This checklist covers your core obligations — get it wrong and you risk fines and invalid insurance. We handle landlord compliance in a single visit, fully certified.

Electrical (Electrical Safety Standards in the PRS (England) Regulations 2020)

- ☐ **EICR every 5 years** — a satisfactory Electrical Installation Condition Report before a new tenancy and at least every five years.
- ☐ **Give the report to tenants** — within 28 days of the inspection; to new tenants before they move in; to the local authority within 7 days if requested.
- ☐ **Remedial work within 28 days** — any C1, C2 or FI codes must be put right within 28 days (or sooner if specified), with written confirmation of completion.
- ☐ **RCD protection & a sound consumer unit** — modern protection on circuits; old rewirable boards flagged and upgraded.

Alarms (Smoke & Carbon Monoxide Alarm (Amendment) Regulations 2022)

- ☐ **Smoke alarm on every storey** — at least one per floor used as living accommodation.
- ☐ **Carbon monoxide alarm** — in any room with a fixed combustion appliance (e.g. a wood burner or gas boiler; excludes gas cookers).
- ☐ **Working at the start of each tenancy** — alarms tested and confirmed in working order on day one.

Appliances & records

- ☐ **PAT testing** — portable appliances you supply should be safe; PAT testing is best practice and expected by many insurers.
- ☐ **Keep your records** — EICR, remedial certificates, alarm checks and PAT records, ready for tenants, insurers or the council.

Landlord EICRs, mains-interlinked smoke & CO alarms, any remedial work, and PAT testing — done in one visit with the full compliance pack for your records. Fast turnaround, free quote.



This checklist is a practical guide, not legal advice — your exact obligations depend on the property and tenancy. We'll confirm what's needed on a free quote.

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