

In this article

- **What is an EICR?**
- **Do I need an EICR for a rented property in Scotland?**
- **Can electricians validate their own EICR?**
- **How long is considered acceptable to rectify Category 2 (C2) faults identified in an EICR??**
- **Do I have to do anything if I have a C3 code on an EICR?**
- **Does an EICR need to be updated after remedial work has been carried out?**
- **If an EICR is 'satisfactory' despite me not having RCD protection, do I need to replace the consumer unit?**



What is an EICR?

EICR is the abbreviation for Electrical Installation Condition Report (formerly known as a Periodic Inspection Report or PIR). Once the electrical installation in a property has been checked, the electrician will issue an EICR which will:

- Record the results of the inspection and testing to make sure the electrical installation is safe to be used until the next inspection (following any work needed to make it safe)
- Find any damage and wear and tear that might affect safety, and report it
- Find any parts of the electrical installation that do not meet the Wiring Regulations, the national standard to which all domestic and industrial wiring must conform
- Help find anything in the installation that may cause electric shocks and risk of electrical fire
- Provide an important record of the installation at the time of the inspection, and for inspection testing in the future

Do I need an EICR for a rented property in Scotland?

Yes, landlords in Scotland need to carry out electrical checks on the fixed installation every five years.

The electrician who carries out the work will issue an Electrical Installation Condition Report (EICR) that will detail any repairs that need to be made and/or confirm that the property is safe.

Can electricians validate their own EICR?

If you have used a registered electrician to carry out an EICR, they will generally get it counter-signed by another registered electrician in their firm (a qualified supervisor/QS). However, if the electrician is a sole trader they will sign it twice themselves. Always use a registered electrician to carry out an EICR.

How long is considered acceptable to rectify Category 2 (C2) faults identified in an EICR?

If the EICR has been carried out on a private rented property in England or Scotland, landlords are legally required to rectify any faults within 28 days, providing confirmation to the tenant and Local Authority that these have been completed.

However, it is recommended that any C2 hazards should be addressed as quickly as possible, as the form states that "urgent remedial attention" is required. You should not wait to include these repairs as part of another scheduled project due to start later on.

Do I have to do anything if I have a C3 code on an EICR?

When you have the electrical installation in your property tested, the electrician will issue you with an Electrical Installation Condition Report (EICR), which will let you know if there are any risks that need to be addressed.

The report has various categories:

- Code C1 – Danger present, risk of injury. Immediate remedial action required.
- Code C2 – Potentially dangerous, urgent remedial action required.
- Code C3 – Improvement recommended.
- Code FI – Further investigation required

Code C3 is a recommendation only and whilst ideally you should look into following the advice, it is not a requirement. If, for example, your fuse box does not have RCD protection, it would be recommended that you upgrade your fuse box so that it meets the latest standard, but it is not urgent.

Does an EICR need to be updated after remedial work has been carried out?

When you have an inspection of the electrics in your property carried out, the electrician will issue an Electrical Installation Condition Report (EICR) that will identify any hazards that need to be urgently addressed (these will be coded C1 or C2).

Once the remedial work has been carried out, there is no need to have another inspection carried out. A copy of the EICR and the certification for the remedial work must be provided.

If an EICR is “Satisfactory” despite me not having RCD protection, do I need to replace the consumer unit?

If the Electrical Installation Condition Report (EICR) is Satisfactory then you do not need to replace the consumer unit, even if it does not have RCD protection. RCDs are only required by law in new builds, additions/alterations or rewires.

If you don't want to replace the consumer unit, Electrical Safety First advises using plug-in RCDs or installation of RCD-protected sockets, particularly for anything used outdoors.

All information provided at time of writing is correct and has been provided by Electrical Safety First - <https://www.electricalsafetyfirst.org.uk/>