

FREE STEP-BY-STEP ELECTRICAL SAFETY CHECKLIST FOR UK LANDLORDS

Keep your rental property safe and fully compliant with UK electrical safety regulations using this free, easy-to-follow checklist.

This guide helps you meet your legal duties under the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020, spot potential hazards, and protect your tenants and property

STEP-BY-STEP ELECTRICAL SAFETY CHECKLIST

Here's a Step-by-Step landlord electrical safety checklist based on UK Electrical Safety Regulations for landlords:

Step 1: Inspect and Prepare

- Check if you have a valid EICR (Electrical Installation Condition Report).
- Ensure it's less than 5 years old.
- Hire a qualified electrician (NICEIC, NAPIT, or similar).
- Check their ID, insurance, and experience.
- Ensure the inspection covers all fixed wiring, sockets, and lights.
- Fix any previous electrical faults (C1, C2, or FI).
- Check that all appliances you supply are safe and undamaged.
- Record the inspection date and store your certificate.



Step 2: Electrical Inspection & Testing

- Book an EICR with a qualified electrician.
- Give tenants notice before the visit.
- Ensure the electrician can access all rooms and the fuse box.
- Review the report when complete.

Understand the codes:

- OC1: Danger — fix now.
- OC2: Risk — fix within 28 days.
- OFI: More checks needed — within 28 days.
- C3: Improvement advised.
 - ✓ The report must say “Satisfactory.”
 - ✓ Save the report and note the next test date.

Step 3: Fix Problems and Share Reports

- Complete repairs or further checks within 28 days.
- Get written confirmation from the electrician.
- Give copies of the report to:
 - ✓ Current tenants (within 28 days).
 - ✓ New tenants (before moving in).
 - ✓ Prospective tenants (within 28 days if they ask).
 - ✓ Local authority (within 7 days if requested).
 - 🕒 Keep copies for your records.



Step 4: Regular Visual Checks

Do a simple visual check yearly or between tenancies. Look for:

- Cracked or burnt sockets.
- Loose wires or damaged plugs.
- Overloaded extensions.
 - ✓ Test the RCD button on the fuse box.
 - ✓ Ensure smoke and heat alarms work.
 - ✓ Replace damaged fittings straight away.
 - ✓ Write down what you checked and the date.

Step 5: Record and Review

- Keep all reports and repair proof for at least 5 years.
- Store electrician certificates and invoices safely.
- Keep proof that you sent reports to tenants.
- Update your records after each inspection or repair.
- Review your files every year.



Step 6: Stay Compliant

- Keep a valid EICR at all times.
- Fix faults quickly.
- Communicate clearly with tenants.
- Do regular visual checks.
- Keep all paperwork organized and ready for inspection.

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