

Electrical Installation Condition Reports (EICR) Explained



Halton
Housing



Introduction

Electricity travels from the mains electrical supply via cables within walls or trunking to switches which when turned on, produce electricity to power electrical appliances such as light switches, electric ovens, TVs, radios and electrical radiators. As we cannot see inside the cables/walls/trunking we need to have a system of checking the condition of these from time to time for damage or wear and tear. We will also undertake a full visual inspection of fixed equipment and accessories.

These checks are called an EICR.

What is an EICR?

An Electrical Installation Condition Report (EICR) is an official document issued following an assessment of the electrical installations within a property. This inspection must be carried out by a qualified electrician or electrical contractor.

Under the Electrical Safety Standards in the Private Rented Sector (England) (Amendment) (Extension to the Social Rented Sector) Regulations 2025, landlords must:

- Ensure electrical installations in their rental properties are inspected every five years (or the date indicated on the report if sooner).
- Provide tenants with a copy of the EICR within 28 days of the inspection.
- Carry out any remedial work within 28 days (or sooner if specified).
- Advise the Local Authority in some cases



What is the aim of an EICR?

The five main aims of an electrical installation condition report are:

1. 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)
2. Find any damage and wear and tear that might affect safety, and report it
3. Find any parts of the electrical installation that do not meet the IET Wiring Regulations
4. Help find anything that may cause electric shocks and high temperatures
5. Provide an important record of the installation at the time of the inspection, and for inspection testing in the future.

Think of it as an MOT for all the electrical wiring in your home.



The EICR Document

Your report will have 11 sections and is usually around 11 pages long. The sections are as follows:

Section 1: Parties Involved

Details of the contractor, us as the client, and you as the customer.

Section 2: Purpose of Inspection

Reason for the report — e.g. change of tenancy or routine 5-year check.

Section 3: Report Summary

Type of premises, age of installation, any alterations, and overall assessment (e.g. satisfactory with recommendations).

Section 4: Certification Details

Who carried out the inspection, their signature, date, next test due, and reviewer details.

Section 5: Observations & Recommendations

Any issues found and suggested actions.

Section 6: Exclusions

Parts of the installation not covered in the inspection.

Section 7: Wiring Overview

Technical details of the wiring system.

Section 8: Installation Particulars

Key facts about the electrical setup.

Section 9: Inspection Schedule

List of all components inspected.

Section 10: Supporting Information

Additional schedules and photographs.

Section 11: Consumer Unit Details

Information on distribution boards and consumer units.

What if I get an UNSATISFACTORY result?

Don't worry if the report states unsatisfactory, there will be a number of remedial works required which are explained below, and normally we carry these out at the same time as the inspection or shortly thereafter.

I have a C1 remedial on my report – what do I do?

A C1 report means that an immediate repair is required. We will do this work during the course of the EICR. In the unlikely event we are unable to do the works, then we may need to isolate the electrics for a short period of time or make safe but in this case, we will explain everything to you on the day.

I have a C2 remedial on my report – what does this mean?

In this case it could potentially be a dangerous fault and the report will show as being unsatisfactory. We will aim to do the works during our visit. In the unlikely event we cannot, then we will make it safe and explain the next steps.

I have a FI remedial on my report – what does this mean?

An FI code in an EICR signifies that an electrical issue has been identified which requires further investigation to determine if it poses a risk. This code does not immediately indicate a risk but suggests that additional information or testing is needed to clarify the safety of the installation.

I have a C3 remedial on my report – what does this mean?

These observations are NOT affecting the safety or the continued use of the electrical installation, they are departures to current regulations but were likely to be acceptable at the time of installation and your report will show as SATISFACTORY. We may make another appointment to complete these works as soon as it is convenient or we will complete them during future investment works at your property.

If we have had to do additional works, you will normally get an addition certificate which shows they have been completed. This might be a Minor Works Certificate, an Installation Certificate or some other form of remediation certificate. These documents together show you that all works have been completed that were required to bring your wiring installation up to a satisfactory standard.

When must EICR works be completed?

All works that come from an EICR must be done within 28 days of the EICR being carried out.

What happens if I don't have my EICR completed?

Faulty wiring is one of the main causes of electrical fires in the home. You can reduce the risk of a fire by checking the condition of visual cables, switches, sockets and other accessories regularly and letting us know if there are any defects.

It is a legal requirement for Halton Housing to complete these works and you are legally required to provide us access to do the EICR and subsequent works. Failure to do so is also a breach of your tenancy and we will take legal action to carry out these checks and works.





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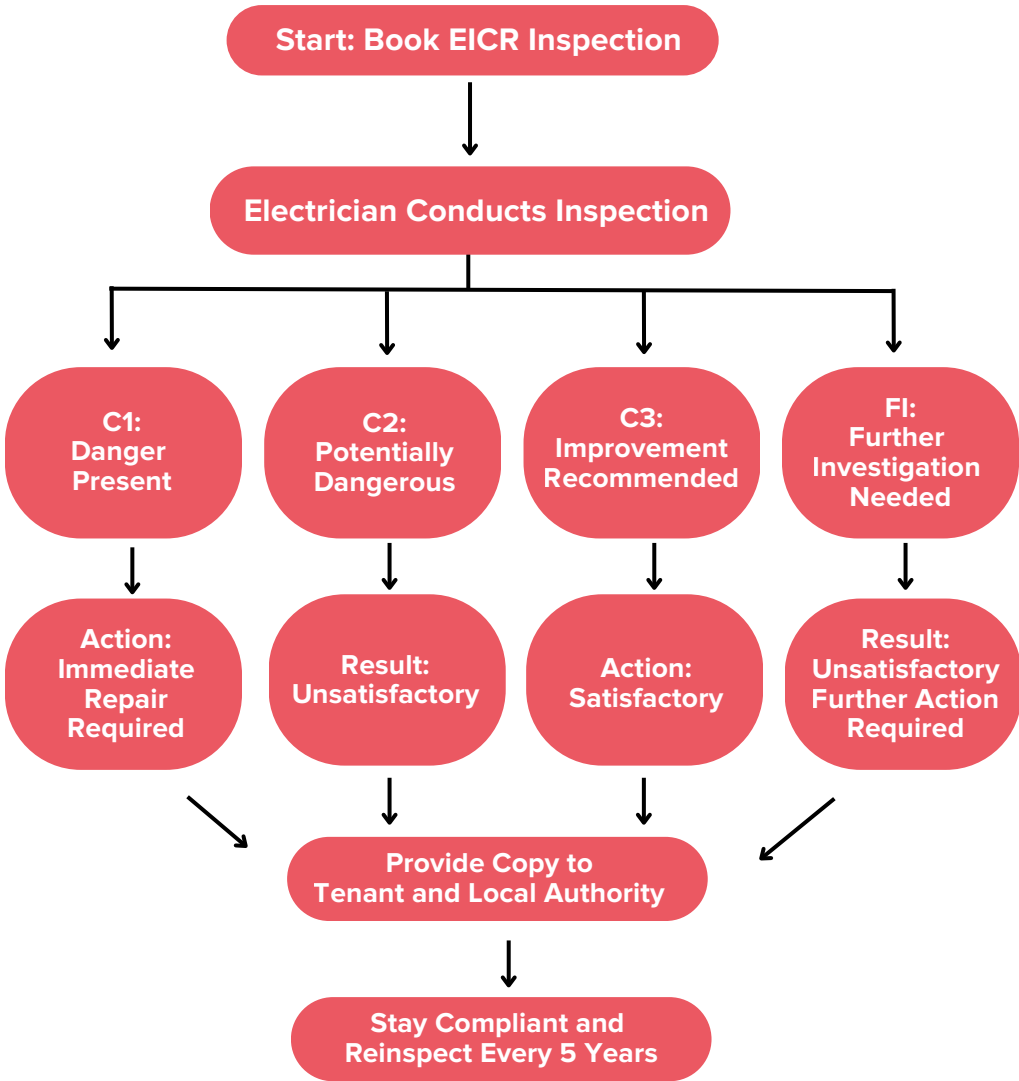
0303 333 0101

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EICR Process in Summary

The following infographic below summarises the EICR process.



Further Advice

If you are worried about your electrical wiring or about the EICR process, please contact the Customer Services Hub or a member of the Health and Safety team on **0303 333 0101**.





100 AMP. DP.	1	2	3
MAIN SWITCH	UPSTAIRS LIGHTS & SMOKE ALARMS		

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