

The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020

As of 1st July 2020, new or renewed tenancies (including both fixed term and statutory periodic renewals) will be legally required to have a 'satisfactory' Electrical Installation Condition Report (EICR) in place. It will also be a requirement for landlords to provide a copy of the report to the tenant, prior to moving in.

From 1st April 2021, all current tenancies, irrespective of when they commenced, are required by law to have a "satisfactory" EICR, regardless of their start dates.

Landlords will then have 28 days to carry out any remedial work and to make a copy of the report available to their tenants. To achieve a satisfactory standard, it is more than likely that remedial works will be needed, unless a property has been rewired or refurbished quite recently. Should the inspection reveal any issues, the cost of the remedial works will be the Landlord's responsibility and a separate quotation will be submitted for approval.

Oaktree has teamed up with a group of trusted qualified electricians to carry out this inspection, which is compulsory for all new lets and renewals from 1st of July 2020.

Prices (inclusive of VAT).

Studio and 1 bed properties: £200

2 bed properties: £250

3 bed properties: £275

4 bed properties: £300

5 bed properties: £325

Extra £25 for property outside London zone area 2/3/4

We can also arrange for a PAT test (portable appliance testing) for £75 - up to 10 appliances.

Please contact us to arrange an EICR inspection.

This new legal requirement is on the back of other recent legal changes, notably the Tenant Fee Ban and EPC minimum requirements.

As a Landlord you always have to guarantee the following:

- Landlord Gas Certificate, where there is gas in the property;
- Smoke alarm on every floor of the property;
- A minimum E rating for an EPC;
- The property is electrically safe, with a certificate from a qualified electrician as of 1st July 2020;
- A HMO license is in place where applicable. Please note that different boroughs have different rules and some even target specific roads or areas and require additional licensing;
- Safe appliances, which can be confirmed with a Portable Appliance Test;
- Hygienic water sources and supply, which can be confirmed with a Legionella Risk Assessment.

All of the above, where not in place, can either prevent you from serving notice on your tenant and/or lead to a significant fine.

Should you wish to discuss any of the above and how best to ensure you are legally compliant, please do contact one of our Letting and Management Team on 02089978533, they will be happy to discuss these matters with you.