



## **New duties for landlords of privately rented residential properties to have electrical installations tested and inspected every 5 years.**

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

- These Regulations were made on 18 March 2020 and will apply to all new tenancies from 1 July 2020 and to existing tenancies from 1 April 2021
- The purpose of the legislation is to ensure that the electrical safety standards are met during any period of a tenancy
- The legislation makes it a legal requirement that electrical installations in privately rented properties are inspected and tested by a person who is qualified and competent, at least every five years, or more frequently if the most recent report requires this
- A copy of the report (known as the Electrical Installation Condition Report or EICR) must be provided to their tenants
- A copy of the report must be provided to the local authority within 7 days if requested
- If the EICR requires investigative or remedial works, landlords will have to ensure that these works are carried out
- This is the first time Landlords have had a specific duty to have their properties tested and inspected
- Failure to comply with these new duties can lead to financial penalties of up to a maximum of £30,000

There are thousands of accidental domestic fires each year in the UK which can be linked to electrical faults.

Mid Sussex District Council welcomes this new piece of legislation as a major step forward in helping to ensure that tenants in the privately rented sector are living in properties that have safe electrical installations.