

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

### Under the new Regulations, private landlords must ensure that:

- Electrical safety standards are met for the entire period that the property is occupied;
- Every fixed electrical installation at the property is inspected and tested at least every five years by a qualified person;
- The first inspection and test is carried out before starting any new tenancy (or renewal) after 1st July 2020 or by 1 April 2021 for existing tenancies.

### Following the inspection and testing a landlord must:

- Obtain a report that includes the results of the inspection and test and the date of the next inspection and test (usually an EICR);
- Supply a copy of that report to any new tenant before they move in, or to each existing tenant at the property with 28 calendar days of the inspection;
- Supply a copy of the most recent report to any prospective tenant within 28 days of receiving a request in writing for the report.

### If the report outlines that further work or investigation is required, a landlord must:

- Ensure that the work is carried out by a qualified person within 28 calendar days or the period specified in the report if less than 28 days, starting with the date of the inspection and testing;
- Obtain written confirmation from a qualified person that that further work has been carried out and that the electrical safety standards have been met;
- Supply written confirmation, together with a copy of the original report, to each tenant and to the local housing authority within 28 days of completion of the work.

With an estimated 2.5 million private landlords in the UK, we have already seen a spike in demand for electrical safety inspections and remedial work, and we anticipate that this will result in an increase in prices as qualified engineer appointments get booked up.

If you have not already arranged an electrical inspection for your rented property, we would urge you to organise this as soon as possible.

We can help you by arranging this on your behalf- you will be pleased to know that we have negotiated a discounted price with our approved contractors, which includes a free PAT test for our Fully Managed Landlords;

SERVICE	NET	Arrange fee	VAT	Total Payable
Studio property (Includes free PAT test for Fully Managed Landlords*)	£180.00	£50.00	£46.00	£276.00
1-2 bedroom property (Includes free PAT test for Fully Managed Landlords*)	£220.00	£50.00	£54.00	£324.00
3 bedroom property (Includes free PAT test for Fully Managed Landlords*)	£290.00	£50.00	£68.00	£408.00
4 + bedroom property (Includes free PAT test for Fully Managed Landlords*)	£440.00	£50.00	£98.00	£588.00

**PAT test will only be carried out where there are portable appliances provided by the Landlord in the property.**