

## A Duty Holder's Guide to Electrical Safety (EICR)

What the law expects for fixed electrical installations, and where the EICR fits, in plain English.

### What it is

The Electricity at Work Regulations 1989 require electrical systems to be maintained so far as is reasonably practicable to prevent danger. BS 7671 (the IET Wiring Regulations) is the standard used to inspect and test fixed installations, recorded on an Electrical Installation Condition Report (EICR).

### Who the duty holder is

The duty to maintain falls on the employer, landlord or person in control of the premises and the electrical installation.

### What it requires of you

- Maintain the fixed electrical installation so far as is reasonably practicable to prevent danger.
- Arrange periodic inspection and testing of the installation by a competent person, against BS 7671.
- Obtain an EICR recording the condition and any observations, coded C1 (danger present), C2 (potentially dangerous) or C3 (improvement recommended).
- Act on C1 and C2 findings promptly, and keep the report and remedial records.
- Re-inspect at the recommended interval or sooner if the installation changes.

### How often

Fixed installation, commercial	At least every 5 years, and at change of occupancy
Rented homes (England)	At least every 5 years
Portable appliances (PAT)	Risk-based, no single fixed legal interval

### What happens if you don't

An unsafe or unmaintained installation breaches the Electricity at Work Regulations and can lead to enforcement, prosecution and unlimited fines, as well as invalidated insurance and a real risk of fire or electric shock.

Sources: [BS 7671 \(IET Wiring Regulations\)](#), [Electricity at Work Regulations 1989](#)

This guide is general guidance, not legal advice, and is a summary only. Duties and intervals can change and depend on your circumstances. Always check the current regulation and take competent-person advice. Last reviewed June 2026.