Landlord Electrical Compliance Checklist

Complete checklist covering EICR, smoke alarms, and electrical safety obligations

Company: _____   Date: ____/____/_____
Address: _____   Ref: _____

Property Details

Property Address: _____   Landlord Name: _____   Date: _____

EICR (Electrical Installation Condition Report)

- [ ] Valid EICR obtained (less than 5 years old)
- [ ] EICR provided to tenants within 28 days of completion
- [ ] EICR provided to new tenants before they move in
- [ ] EICR provided to local authority within 7 days if requested
- [ ] All C1 (danger present) observations remedied
- [ ] All C2 (potentially dangerous) observations remedied
- [ ] Remedial work completed within 28 days or as specified
- [ ] Written confirmation of remedial work provided to tenants

Smoke & CO Alarms

- [ ] Smoke alarm on every storey with a habitable room
- [ ] Carbon monoxide alarm in rooms with fixed combustion appliance
- [ ] Alarms tested and working at start of each new tenancy
- [ ] Alarm replacement schedule documented (10-year life)

General Electrical Safety

- [ ] All sockets and switches in good condition
- [ ] No exposed wiring or damaged cables
- [ ] Consumer unit accessible and correctly labelled
- [ ] RCD protection installed and tested
- [ ] Outdoor electrical installations weatherproofed
- [ ] Electric shower installation compliant

HMO Additional Requirements (if applicable)

- [ ] Fire alarm system installed to BS 5839-6
- [ ] Emergency lighting installed
- [ ] Annual fire alarm testing by competent person
- [ ] PAT testing of communal appliances completed
- [ ] Fire doors with self-closing devices checked

Record Keeping

Document	Date Obtained	Expiry Date	Stored
EICR			&
Smoke alarm test record			&
CO alarm test record			&
Remedial work certificates			&
PAT testing records			&

Fire alarm certificates	&

Signed: _____

_____ Date: ____/ ____/_____