

# APSE



## Electrical Installation Condition Reports (EICR)

Colin McInnes, 22<sup>nd</sup> February 2024



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# Are you concerned?



“For every year from 2015 to 2020, electricity was five times more likely than gas to be the cause of a fire in domestic dwellings”



# **Legislation:**

- More Legislation relating to Gas than Electrical Installations!
- Variations between Scotland, England & Wales
- Different for Private Rented Sector to Social Rented Sector
- Regulatory requirements fall across a range of legislation e.g.



# **Legislation: Scotland**

“Although **not a legal requirement**, it is best practice for council housing providers to complete an Electrical Installation Condition Report (EICRs) within your home every five years.”

Mandatory that properties are electrically safe!  
(SHQS Amendment 2020)

# EICR Requirements



- Ensure national standards for electrical safety are met.  
*(18<sup>th</sup> Edition of wiring regulations).*
- Properties are inspected and tested by a qualified and competent person at an interval of at least every 5 years.
- Obtain a report which gives the results and sets a date for the next inspection and test.
- Supply a copy of this report to the existing tenant within 28 days of the inspection and test.
- Supply a copy of this report to a new tenant before they occupy the premises.
- Remedial or further investigative work is completed within 28 days or any shorter period if specified as necessary in the report.



# Current Challenges

- EICR Registers
- Compliance Rates / Regulator checks
- Limited Resources – Market Shortages
- Access Restrictions
- Completion of Remedial Works
- Checks & Balances

# EICR Registers



- Accuracy of data
- Digital solutions
- Forward programme planning
- Compliance Rates
- No Access rates
- Remedial works





# Compliance Rates

- What is your Current position?
- How do you handle HMO Properties?
- How do you handle Void properties?
- If not 100% what are you currently doing to achieve this?
- Regulator comments / input?

# Resourcing



- Limited Availability of qualified electricians
- Market Shortages
- Current demand
- Sub-contractor availability
- Cost to deliver service



# Access Restrictions

- 100% access rate – Yes / No ?
- “No Access” Protocols / Procedures.
- Legal process used by authorities.
- Forced entries?
- Recovery of costs – Tenant recharge?



# Remedial Works

How do you deal with Remedial works identified in EICR?

## Classifications:

- Code 1 (C1): Danger present. Risk of injury.
- Code 2 (C2): Potentially dangerous.
- Further Investigation (FI): Further investigation required without delay.
- Code 3 (C3): Improvement recommended.



# Remedial Works

- ***Code C1 & C2***

Hazards should be completed immediately following the inspection. Same visit?

- ***Code C3 and FI***

Hazards should be completed within 28 days following inspection.



# Process Benchmarking

- EICR issues raised at Advisory Group Meeting.
- Scottish Authorities Working Group establish 2023.
- EICR Survey undertaken December 2023.
- Analysis of results undertaken February 2024.
- Next Steps.



# EICR Survey Highlights

- Average cost to undertake EICR is **£160.00**.
- **100%** carry out P1 repairs during inspection.
- **86%** carry out P2 repairs during inspection.
- **71%** of authorities check smoke alarms during inspection process.
- **100%** carry out forced entries.
- **Tenancy Agreements** being used by authorities as means to force entry to property.



# Next Steps

- Discuss findings of EICR Survey.
- Agree on key priorities to focus on.
- Develop on areas of good practice/processes.





**Questions?**

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# Contact details

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