

The 2026 Landlord Electrical Compliance Checklist

London edition — by F & A Electrical, NICEIC Approved Contractor · faelectrical.co.uk · 07407 627542

EICR — the core legal requirement

- ☐ **Satisfactory EICR dated within the last 5 years** (check the “next inspection” date on the report — it can be sooner)
- ☐ Carried out by a competent, registered electrician (NICEIC registration is the accepted evidence)
- ☐ All C1 / C2 / FI items remedied within 28 days, with written confirmation kept with the report
- ☐ Copy given to new tenants **before** they move in
- ☐ Copy given to existing tenants within 28 days of the inspection
- ☐ Ready to supply to the council within 7 days if requested
- ☐ Renewal reminder diarised (or use our free 30-day reminder)

Smoke & carbon monoxide alarms

- ☐ At least one smoke alarm on every storey used as living accommodation
- ☐ CO alarm in every room with a fixed combustion appliance (boiler, gas fire, log burner — gas cookers excepted)
- ☐ All alarms tested and working on day one of each tenancy — dated record kept
- ☐ Repairs made promptly once a tenant reports a faulty alarm (landlord duty since 2022)

Consumer unit (fuse board)

- ☐ RCD protection on socket circuits (missing RCDs = typical C2 = unsatisfactory EICR)
- ☐ Any new or replacement board meets BS 7671 18th Edition (metal enclosure, RCD/RCBO cover)
- ☐ No scorching, buzzing or warmth at the board — if in doubt, have it inspected

Appliances & PAT

- ☐ Every appliance you supply (fridge, washer, kettle, heaters) is safe and undamaged
- ☐ Dated PAT record kept — not legally required for single lets, but the cheapest due-diligence evidence there is
- ☐ Annual PAT completed where your HMO licence requires it (most London boroughs do)

HMO extras (licensed HMOs)

- ☐ **Annual** EICR (not five-yearly) where licence conditions require it — most London boroughs do
- ☐ Fire alarm system test to BS 5839-6, in date
- ☐ Emergency lighting test to BS 5266 (larger/converted HMOs), in date
- ☐ Communal areas (stairwells, shared kitchen, hallway lighting) included in inspection scope
- ☐ All certificates ready to produce on demand at council inspection

Licensing schemes (selective / additional)

- ☐ Checked the council's current licensing scheme map for every property (Hackney, Haringey, Enfield and others run schemes)
- ☐ Current satisfactory EICR uploaded with each licence application
- ☐ Certificates kept in date for the life of each licence

The penalties if you skip this

Breach	Maximum penalty
No valid EICR / remedials not completed	£30,000 per breach
Smoke / CO alarm breaches	£5,000 per breach
HMO licence condition breaches	£30,000 + licence at risk

Beyond fines: an invalid certificate can undermine a Section 21 claim, void insurance after an electrical fire, and stall a sale or remortgage.

Get compliant in one visit

F & A Electrical carries out EICRs (from £180 inc VAT), alarm installation, remedials and full HMO testing across north, east, central and inner-south London — certificates issued same day as a digital PDF. NICEIC Approved Contractor, rated 9.69/10 from 237 Checkatrade reviews.

Call 07407 627542 or 07500 721453 · info@faelectrical.co.uk · faelectrical.co.uk
Full guide: faelectrical.co.uk/landlord-electrical-compliance-checklist-london/

This checklist is general guidance for landlords in England, current at July 2026 — it is not legal advice. Always check your borough's current licence conditions.