

# 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

&

### Notes & Actions

Outstanding actions or  
follow-up items:

Signed: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_/  
\_\_\_\_/\_\_\_\_\_

