

Electrical Safety Checks (EICR)

To keep your home safe and up to standard, we're legally required to carry out an Electrical Installation Condition Report (EICR) in your property at least every 5 years. In some cases, we might carry this out sooner if we think it's necessary.

Under Section 14 of the Housing (Scotland) Act 2006, social landlords must make sure properties meet certain safety standards — and that includes electrical safety. An up-to-date EICR is part of what's known as the "tolerable standard" for housing in Scotland.

The EICR involves a full check of your home's electrical system — from the consumer unit (the fuse box) right through to switches, sockets, and everything in between. It's a thorough way of making sure everything's safe and working properly.

We'll get in touch with you around two months before your current EICR is due to expire to arrange a convenient time. During the inspection, we'll need access to your consumer unit and all sockets and switches, and the power will need to be turned off briefly while checks are carried out.

A qualified electrical engineer will complete the inspection. If any dangerous faults are found, they'll be repaired on the spot where possible. After the check, you'll receive a certificate showing whether your property is electrically "satisfactory" or "unsatisfactory".

If the report is unsatisfactory, we'll need to carry out remedial work to bring things up to standard.

Because this check is a legal requirement, we may take steps to gain access — including forced entry as a last resort — if we haven't been able to arrange an inspection after several attempts, in line with our procedures.

While we're only required to do EICRs in your home, we also carry out regular EICRs in communal areas, like closes, as an extra step to help keep everyone safe.

If you need further details on electrical safety checks or other safety inspections just call our Technical Services team on 0808 175 6288.

