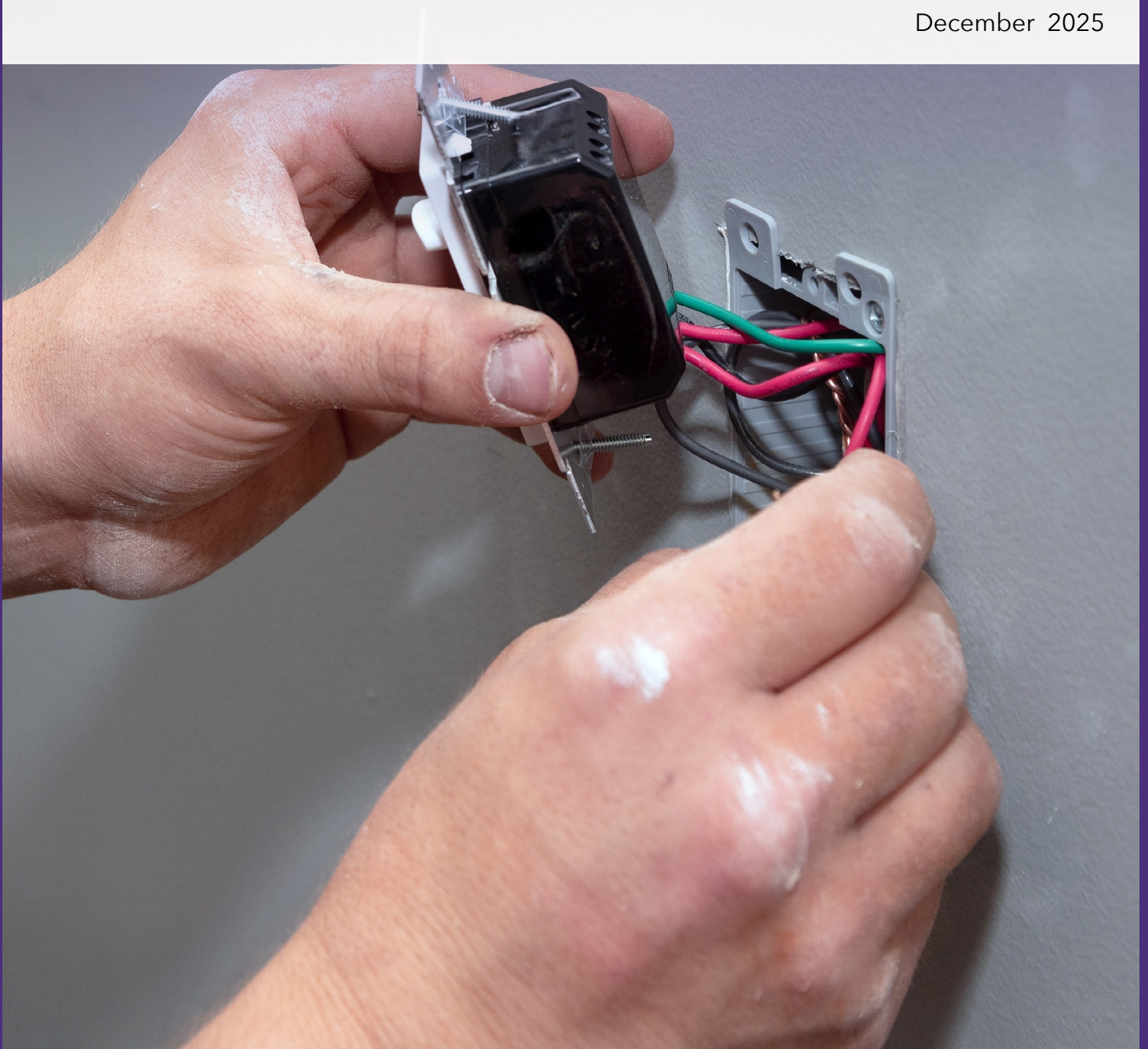




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# What you need to know about the electrical safety standards regulations (social rented sector extension)

December 2025



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## Introduction

From 1 December 2025, the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 are extended to include social rented homes in England, as set out by the government in its response to the consultation on electrical safety in June 2025.

The government published guidance on 1 November 2025 outlining what landlords need to do to meet the new requirements for new tenancies from 1 December 2025 and for existing tenancies from 1 May 2026. It outlines how to prepare for testing, report on it, and address any issues identified. This briefing brings together the key points from both the guidance and the regulations.

Extending the regulations to the social rented sector aligns electrical safety requirements with those already in place in the private rented sector and has been expected for some time. The Regulator of Social Housing has expected social landlords to provide evidence of regular electrical testing since it started its proactive regulation on consumer standards in April 2024. It also sits alongside wider changes in housing regulation, including Awaab's Law and its future roll out to cover further health and housing hazards.

## Regulatory requirements

### Who the regulations apply to

- The regulations cover all social rented homes where a resident lives in the property as their only or main residence and pays rent. This also applies to licences to occupy. The guidance sets out a small number of exceptions, including shared ownership leases and hostels and refuges, with full exceptions listed in [Schedule 1](#).

The new duties take effect for all new social housing tenancies from 1 December 2025. As all social landlords undertake an electrical safety test prior to a new letting this will not require any additional work. For existing tenancies, the requirements apply from 1 May 2026 and all landlords must complete the required inspections and any equipment checks by 1 November 2026. Where any remedial works are identified, these must be carried out as "soon as reasonably practicable" and no later than 28 days after the inspection. Again, this was considered good practice in the sector prior to proactive consumer regulation and these new requirements, so social housing landlords should be already compliant or working towards compliance within good time.

## Electrical installations – five-yearly inspection

Landlords must:

- Ensure installations meet the safety standards set out in BS 7671 (18th Edition Wiring Regulations)
- Have installations inspected and tested at least every five years by a qualified person
- Obtain an Electrical Installation Condition Report (EICR) setting out results and the date of the next test

Reports must be provided:

- To existing residents within 28 days
- To new residents before they move in
- To prospective residents within 28 days of a written request
- To local authorities within seven days if requested

Landlords must keep a copy of the EICR until the next inspection.

## What must be inspected?

A qualified person must inspect all fixed installations, including:

- Wiring and socket outlets
- Light fittings
- Consumer units (fuse box)
- Permanently wired equipment, such as showers and extractor fans
- Specialist systems like solar PV or battery storage, which may require additional checks

## Remedial work

Where an Electrical Installation Condition Report (EICR) identifies:

- **C1 - Danger present** - The inspector must make any C1 hazards safe before leaving the property
- **C2 - Potentially dangerous** - Requires further remedial works
- **C3- Improvement recommended** - Further remedial work is not required for the report to be satisfactory.
- **FI - Further investigation required** -Required without delay

Landlords must complete any required work within 28 days, or sooner if the report specifies. Confirmation of completed works must be sent to both the resident and the local authority within 28 days.

Local authorities may carry out the work themselves (with residents' consent) if a landlord does not comply.

# Electrical equipment requirements (social sector only)

Electrical appliances provided as part of a tenancy, such as a cooker or fridge, must be checked by a qualified person. Each item will need to be tested every five years, and an In-Service Inspection and Testing (ISIT) record will be kept. If an appliance is found to be unsafe, it must be repaired or replaced within 28 days, or sooner if the inspection requires it. Only the provided equipment requires testing; the regulations do not cover residents' own appliances. Landlords must create and retain ISIT records and share them with tenants and the local authority within the timeframes set out in the guidance, including providing existing tenants with a copy within 28 days of a written request.

Local authorities are responsible for enforcing the regulations. They can issue remedial notices or, where there is an imminent risk, urgent remedial action notices. They also have the power to impose civil penalties of up to £40,000 for breaches in the social sector. If a landlord does not carry out required work, the authority may arrange the works itself.

Landlords will not be treated as being in breach if they can show that they took all reasonable steps to gain access to the property.

## Interaction with wider regulatory frameworks

Electrical safety duties should be understood alongside:

- Awaab's Law - requiring fast action on emergency hazards, including electrical hazards, from 2026
- Decent Homes Standard
- Homes (Fitness for Human Habitation) Act 2018
- Regulator of Social Housing's Safety and Quality Standard (2024)

CIH will continue to support members as they navigate these changes and apply the regulations in practice. If you would like to share feedback or discuss implementation in your organisation, please get in touch with the CIH policy and practice team at [policyandpractice@cih.org](mailto:policyandpractice@cih.org).

