On doing some research for my own information I came across this discussion board on a web site,

A discussion about the new regulations 2020 for electrical testing of rented properties.

I read a reply from MSES S and thought to myself how true this is.

Like everything it boils down to cost and the customer not always willing to pay for the right person for the job.

As an electrical contractor I agree with MSEC S comments, please take note as someone will be liable if something goes wrong.

Electrical Testing Regulations 2020 for Landlords discussion cont….

Harts Fleurs 15 January 2020 08:33 AM

We've been doing this for years now, it was only a matter of time and was obvious to anyone in the business.

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MSEC S 15 January 2020 09:39 AM

As an electrician of 20 years, though I agree that mandatory checks were required, I don't hold out any hope of this raising any standards. The standard of EICR's (Electrical installation Condition Reports) has been appallingly low for years. The nature of testing work is extremely technical, and traditionally it was only carried out by senior, experienced electricians. Since Part P that has been diluted, and along with the fact that landlords / agents won't be willing to pay the going rate for the necessary skill and expertise, the gap will be filled (in fact, is already filled) with incompetents and shysters. A tenanted 3 bed house would take a full day to test if done properly (yes that's a full day, despite what a previous 'electrician' or agent has told you) and I personally wouldn't do one for less than £200 (and that would have to be untenanted and empty). Unfortunately, we'll be seeing them done for 50 or 60 quid as decent electricians are priced out, and the rest race to the bottom like idiots to get the work. Landlords won't care because they'll have a piece of paper that's more fabricated than Alice In Wonderland, agents won't care because they'll have their commission, and tenants will get the same low standards they've always had when it comes to electrics in the PRS.

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