

WHAT FAILS AN EICR

Real Examples Guide for UK Landlords (2026)

Introduction

Electrical safety is a legal responsibility for all landlords in England. An Electrical Installation Condition Report (EICR) ensures that your property's wiring, circuits, and electrical components are safe for tenants.

However, many properties fail their first EICR inspection — often due to common and avoidable issues.

This guide explains:

- What C1, C2, and C3 codes mean
 - The most common reasons properties fail
 - Real examples from inspections
 - Typical repair costs
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Understanding EICR Codes

During an inspection, electricians classify issues using the following codes:

C1 – Danger Present (Immediate Risk)

- Risk of electric shock or fire
- Requires **immediate action**
- Property is **unsafe to use**

Examples:

- Exposed live wires
 - Burnt or melted sockets
 - Missing covers exposing internal wiring
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C2 – Potentially Dangerous (Urgent Action Required)

- Not immediately dangerous, but could become dangerous

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- Must be fixed **as soon as possible**
- Results in a **FAILED EICR**

Examples:

- No RCD protection
 - Faulty sockets or switches
 - Poor earthing or bonding
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C3 – Improvement Recommended

- Not dangerous
- Does **NOT cause failure**
- Suggested upgrade to meet modern standards

Examples:

- Older consumer unit (but still functional)
 - Minor wiring improvements
 - Lack of labeling
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Top Reasons Properties Fail EICR

1. Missing RCD Protection (Most Common)

What it means:

RCDs (Residual Current Devices) protect against electric shock.

Why it fails:

Older fuse boards often don't have RCD protection.

Risk:

High risk of serious injury or fire.

Typical Cost: £120 – £350

2. Damaged or Faulty Sockets

What it means:

Sockets may be cracked, loose, or burnt.

Why it fails:

Wear and tear or overheating.

Risk:

Electric shock or fire hazard.

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Typical Cost: £40 – £80 per socket

3. Overloaded Circuits

What it means:

Too many appliances connected to one circuit.

Why it fails:

Improper circuit design or DIY modifications.

Risk:

Overheating and fire risk.

Typical Cost: £150 – £400

4. Inadequate Earthing & Bonding

What it means:

Electrical system is not properly grounded.

Why it fails:

Missing or outdated bonding to gas/water pipes.

Risk:

Severe electric shock risk.

Typical Cost: £100 – £250

5. Old or Deteriorated Wiring

What it means:

Wiring installed decades ago (pre-1960s/70s).

Why it fails:

Insulation breakdown and outdated materials.

Risk:

Fire hazard and system failure.

Typical Cost: £1,000+ (full rewire if required)

6. Incorrect Circuit Breakers (MCBs)

What it means:

Wrong rating for circuits.

Why it fails:

Doesn't provide proper protection.

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Risk:

Overheating and fire risk.

Typical Cost: £80 – £200

7. DIY Electrical Work

What it means:

Unqualified electrical installations.

Why it fails:

Non-compliance with regulations.

Risk:

Hidden faults and unsafe wiring.

Typical Cost: £150 – £500+

8. Damaged Consumer Unit (Fuse Board)

What it means:

Outdated or physically damaged fuse board.

Why it fails:

Overheating or lack of modern safety features.

Risk:

Fire and electrical failure.

Typical Cost: £300 – £600

9. Outdoor Electrical Issues

What it means:

Sockets or wiring exposed to weather.

Why it fails:

Lack of proper IP protection.

Risk:

Water damage and electric shock.

Typical Cost: £80 – £200

Real Inspection Examples

Case 1: 3-Bed Property

Issues Found:

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- No RCD protection (C2)
- Burnt kitchen socket (C2)

Outcome: FAILED

Result: Passed after same-day repair

Case 2: Studio Flat

Issues Found:

- Minor improvements only (C3)

Outcome: PASSED

Fix Cost: £0

Case 3: 5-Bed HMO

Issues Found:

- Overloaded circuits (C2)
- Poor bonding (C2)

Outcome: FAILED

Fix Cost: £350

Result: Passed after 2 days

Average Repair Costs Summary

Issue	Typical Cost
Socket replacement	£40–£80
RCD upgrade	£120–£350
Bonding upgrade	£100–£250
Consumer unit replacement	£500–£800
Circuit repair	£150–£400

How to Avoid Failing Your EICR

- Ensure your consumer unit has RCD protection
- Fix any visible damage to sockets or switches
- Avoid DIY electrical work

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- Get a pre-inspection check done
 - Use qualified electricians only
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Need Help Passing Your EICR?

We provide fast, affordable EICR inspections across London with same-day certificates available.

- ✓ Qualified electricians
- ✓ Transparent pricing
- ✓ Free remedial quotes
- ✓ Fast turnaround

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Disclaimer

This guide is for informational purposes only. All inspections must be carried out by a qualified electrician in accordance with current UK regulations (BS 7671).