



Guide to Rented Sector Registration for Electrical Safety Checks in England and Wales



Purpose of this Guide

This guide is designed to help you through the registration process for the NICEIC Rented Sector Scheme.

- the registration process step-by-step, including sections on how to complete your application for registration,
- how to prepare for your assessment (where required), and
- what happens once you are certified.

Also included in this guide are the requirements for your business. If at any point you need some advice or assistance, please contact us on 0333 015 6626 we will be happy to help.

What is the Rented Sector Scheme?

Registration will allow your business to be listed on the Registered Competent Person Electrical website. This is where the Government directs landlords or their agents to search for electrical contractors certified to undertake Electrical Installation Condition Reporting in the Rented Sector in England & Wales.

Why would I want to be listed on the Registered Competent Person Electrical website for Electrical Installation Condition Reporting in the Rented Sector?

Landlords who let homes are required to appoint a qualified competent person, such as a registered electrical contractor to carry out a periodic inspection and test (PIT) of the electrical installation in their properties at a maximum of every five years or sooner if the previous Electrical Installation Condition Report (EICR) indicates a shorter testing interval is required. Or run the risk of being fined tens of thousands of pounds.

England

From 1st July 2020 all new private tenancies require an electrical safety check to be in place.

From 1st April 2021 all existing private tenancies require an electrical safety check to be in place.

Further information from the English Government can be found [here](#).

Wales

As part of the Governments Renting Homes (Wales) Act 2016, from 1st December 2022 all social and private tenancies will require an electrical safety check to be in place.

Further information from the Welsh Government can be found [here](#).

Landlords have a choice in relation to engaging a person to undertake the electrical safety check and can either -

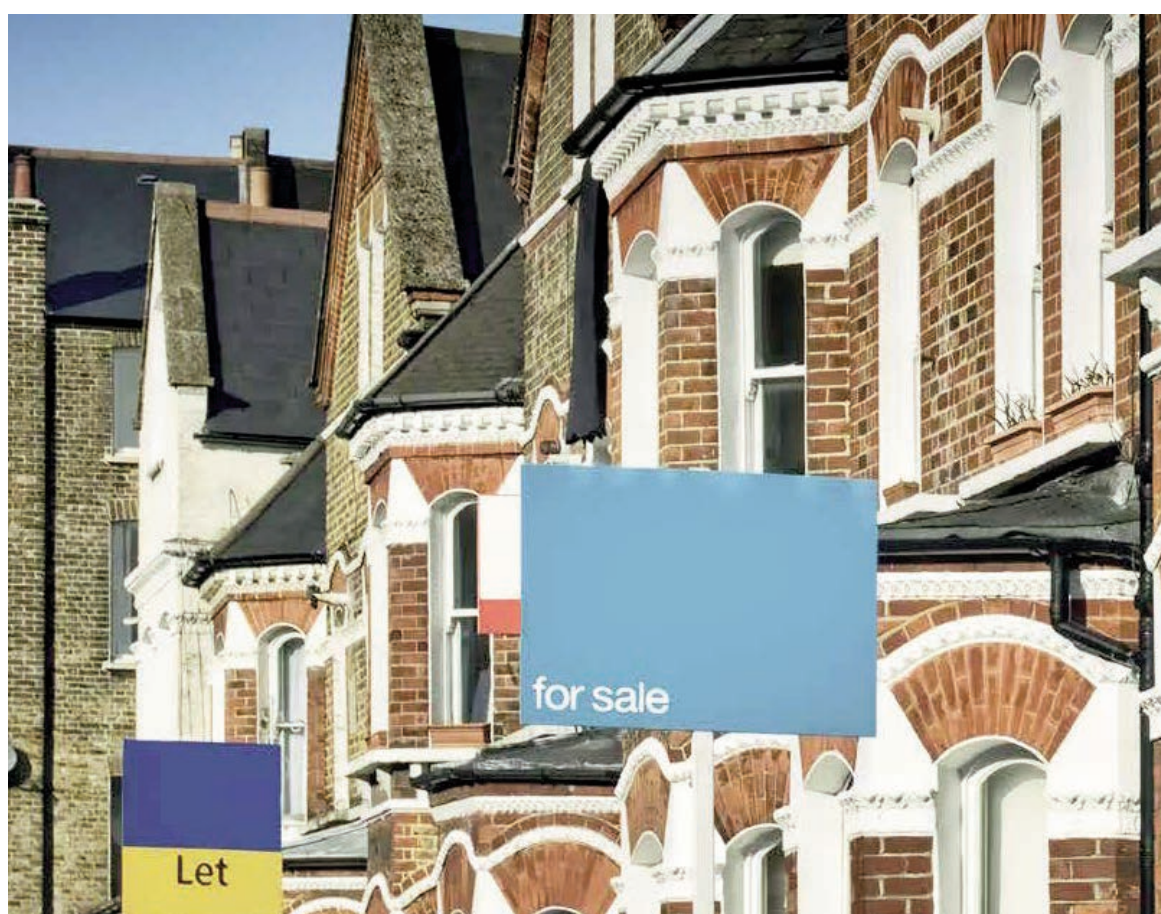
In England and Wales

- Use a contractor that is listed on the Register www.electricalcompetentperson.co.uk/

or in England only

- Find a competent person using a checklist covered in the Department for Levelling Up, Housing and Communities Guidance which can be viewed [here](#).

Landlords are guided to use registered businesses by Government; therefore, these changes provide business opportunities for electrical contractors wanting to work in this sector.



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Application Guidance

To to be listed on the Registered Competent Person Electrical website to undertake Electrical Installation Condition Reporting in the Rented Sector in England & Wales, you need to apply by completing a Rented Sector Scheme Application form; confirming your Business meets the following requirements and provide the applicable qualifications and insurance evidence for review.*

Qualified Supervisors of NICEIC Approved Contractors and Certsure Scheme for ECA Contractors do not need to provide Craft qualification evidence but will be required to evidence the Electrical Inspectors 18th Edition and Periodic Inspection and Testing Qualifications. If you hold certification for the NICEIC Domestic Installer Scheme only, you will require a craft qualification in addition to the 18th edition BS 7671 qualification and periodic Inspection and testing qualification(s).

- Agree to abide by the Rented Sector Scheme Rules
- Agree for your business details to be listed on the Registered Competent Person Electrical website to undertake electrical safety reports
- Agree to use the Electrical Safety First Best Practice Guide No. 4 (current issue) Electrical Installation Condition Reporting: Classification Codes for domestic and similar electrical installations
- Confirm that your business holds at least £250,000 Professional Indemnity Insurance covering Electrical Installation Condition Reporting
- Confirm the operatives undertaking Electrical Inspections are competent** to do so



Registrants on the Certsure Scheme for ECA Contractors must hold Domestic Installer Scheme Certification to be eligible to be listed on the Registered Competent Person website to undertake Electrical Installation Condition Reporting in the Rented Sector.

*Business with Defined Approval status may not be eligible, please call us on 0333 015 6625 for further guidance

**Please click [here](#) to view the Acceptable Qualifications for the Rented Sector Scheme

There is no application cost for being listed on the Registered Competent Person Electrical website for Electrical Installation Condition Reporting in the Rented Sector in England & Wales for NICEIC Approved Contractors and Certsure Scheme for ECA Contractors who hold Domestic Installer Scheme Certification.

Once your application has been reviewed a registration certificate will be issued and your business will be listed on the Registered Competent Person Electrical website for Landlords or their agents to search for contractors registered to undertake Electrical Installation Condition Reporting in the Rented Sector in England & Wales.

NICEIC Domestic Installers

Competent Person Scheme assessments do not cover Electrical Installation Condition Reporting. Once your application has been confirmed we will contact you to take payment for an on-site assessment to demonstrate competence for the completion of Electrical Installation Condition Reporting.

You should make available for assessment a minimum of 2 Electrical Installation Condition Reporting (EICR) work in dwellings completed in the previous 12 months by your business. The electrical installations should be able to be de-energised and isolated at the time of the assessment to allow dead tests to be safely demonstrated.

During the on-site assessment the Assessor will be looking for the proposed Electrical Inspector to demonstrate that they are well versed in the inspection, testing, and reporting procedures for carrying out electrical installation condition reporting in dwellings.

After the on-site assessment has been completed by our assessor, they will make one of the following recommendations. The report will then be internally verified, and a letter will be sent to you confirming your assessment outcome.

Acceptance

Following your successful assessment, we will send you a Rented Sector Scheme registration certificate.

Further Action

In some cases, a business may not satisfy all scheme requirements during the assessment, the Assessor will explain what action you will need to take to progress your application.

This is likely to be either:

Providing documentary evidence - you will need to confirm that you have addressed all matters that your Assessor has detailed in the Assessment Report, before your registration can be completed. This can be done by posting or emailing documentary evidence to our Head Office.

Additional assessment – a further assessment will be required if the matter relates to the technical standard of the electrical installation condition reporting. The Assessor will wish to see further examples of electrical installation condition reporting which will incur an additional assessment fee, refer to the current Scheme Fee Sheet for information.

Suitable Qualifications and Experience Requirements

During application (where applicable) and surveillance assessments your assessor will need to check the Electrical Inspectors qualifications, so please ensure you have the original certificates available.

If you have any questions regarding training qualifications or any other part of the registration process please contact us, and we will be happy to help. Please click [here](#) to view the Acceptable Qualifications for the Rented Sector Scheme.

Tel: 0333 015 6626 Email: applications@niceic.com



After you are Certified

Once certified, you must demonstrate that you are continuing to comply with the scheme rules and that technical standards are being maintained. We ensure this by undertaking surveillance assessments with your business on a regular basis, normally every year.

For NICEIC Approved Contractors and business' certified on the Certsure Scheme for ECA Contractors this is covered during surveillance assessments.

For NICEIC Domestic Installers this will require an additional surveillance assessment which will incur an additional assessment fee. Please refer to the current [Domestic Installer Scheme fee sheet](#) for information.



Useful Contact Information

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