



Part of the  S.E.A GROUP

# Greenhithe Electrical Services Ltd

Electrical Testing Services

## Electrical Installation Condition Report (EICR)

Electrical installation must meet regulated standards in order to ensure safety. Faults with the fuse board, switches or sockets could cause electric shock or fire, causing injury and damage to occupants and property.

Electrical fires affect 20,000 homes in the UK every year. Electrical products cause 89 per cent of the fires, while 11 per cent are caused by faulty wiring. Most of these incidents could be avoided by regular inspection and maintenance of electric systems.

Landlords are expected to ensure the safety of every tenant throughout their tenancy in the property. This includes making sure that electrical appliances, wires and fuse boxes are safely installed and working properly to current regulations.

Regular visual inspections to detect potential electrical issues are necessary. However, some cables and wires are hidden from plain sight and may be overlooked by an electrician who's not qualified.

Have a qualified electrician check your property and issue an electrical installation condition report (EICR) to prove that your property confirms to high levels of safety standards.




## What is an EICR

An EICR is a formal document produced by an electrician after a comprehensive assessment of electrical systems within any commercial, domestic or industrial property. It is also known as the Landlord Safety Test.

All rental properties require an EICR based on the latest regulations of the Electrical Safety Standards in the Private Rented Sector. According to the regulations, all private landlords should make sure that all electrical installations are in good working condition and safe.

An EICR ensures all electrical installations and systems within the property are correctly installed, safe and well maintained. It provides a vital assessment on properties of all sizes, from a small home to an industrial facility.



EICR 5 main purposes

Ensure that all electrical installations are compliant with current regulations and are safe

Identify damage and wear and tear that might affect the safety of occupants on a property

Identify components of an electrical installation that do not meet current British Standards electrical regulations

Determine which electrical appliances are likely to cause fire and shocks

Record the condition of an electrical installation to be used in future inspections.



## What is included in a EICR

Our periodic test inspections include a full inspection and testing of the fixed wiring of a property including:

- Earth bonding to gas and water
- Correct consumer unit
- Damage to cables, sockets, switches etc
- Full instrument test of the circuits





## Faults identified on my EICR

Any faults will be flagged up on the report and listed with a priority rating C1-C3, Further investigation or Limitation. These figures refer to the following status:

- C1 – Danger present: Risk of injury - immediate remedial action
- C2 – Potentially dangerous-urgent remedial action required
- C3 – Improvement required.
- Further investigation required

A quotation for any remedial works will be provided with the report. Reports can be e-mailed to multiple precipitants if required to assist the process of moving home or new tenants.




## Please Note

In order for GES to correctly and safely test your electrical installation we will need to carry tests on all areas of your property

Please make sure that all areas where appliances, consumer units have full free access for our engineers to safely carry out the electrical inspections.

If this is relating to a non domestic property consider having your fire alarm, emergency lighting and Electrical Installation serviced all in one visit to minimise disruption. Contact us for a special price if you want all services carried out together.





## How to calculate your price

Unlike many who claim to carry out electrical installation condition reports, we're completely upfront and transparent about our prices. You'll be hard-pushed to find better value.

Our prices are based on the number of "circuits" installed on your system or set prices for residential properties



Property type and number of devices in system	Cost including attendance
1 bed property	£95 ex VAT
2 bed property	£115 ex VAT
3 bed property	£145 ex VAT
4 bed property	£165 ex VAT
5 bed plus	A site visit would be required
Commercial property	Based on £25 ex VAT per circuit. Recommend a site visit first

All properties include up to 10 circuits. Additional £25 ex VAT charged per circuit after.

Negotiable prices for multiple properties

## What Happens in case of an emergency?

After we've completed our first inspection, we will attach a sticker to your fuseboard and relevant paperwork with our Out of Hours Freephone number. Should you have any issues, one of our experienced electricians will try and assist you over the phone, for free. However, if the fault cannot be resolved then an engineer will arrange to visit your premises as quickly as possible. Emergency visits are charged as follows:

Time of attendance	First Hour inc call out	Hourly rate
Monday - Friday 0900 - 1700	£110 ex VAT	£60 ex VAT
Outside of Office Hours	£165 ex VAT	£90 ex VAT

Please contact us for a personalised quote if you require any other electrical services, such as installation or fault-finding.

*"At Greenhithe Electrical Services Ltd, we are committed to providing comprehensive, top-tier solutions for our clients. Our relentless dedication, coupled with an unwavering focus on industry excellence, ensures our success and pride in delivering high-quality work. This commitment fosters enduring relationships, unlocks new avenues, and cultivates a loyal base of returning clients, making us the go-to choice in the industry."*

*Alfie Johnson, Managing Director*



# Contact us

Greenhithe Electrical Services Ltd  
36 Pearson Way  
Questor  
Dartford  
DA1 1JN

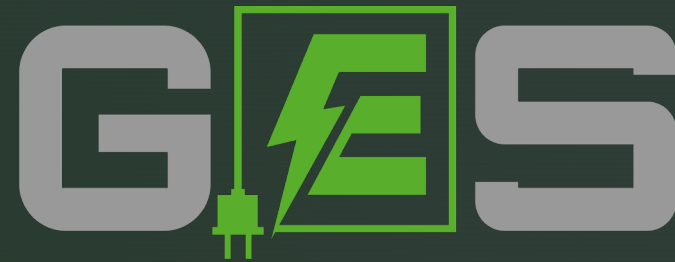
Email: [Office@ges1.co.uk](mailto:Office@ges1.co.uk)

Telephone: 01322 941 068

Website: [www.ges247.co.uk](http://www.ges247.co.uk)

Linkedin: [Greenhithe Electrical Services Ltd](#)

Instagram: [GES\\_247](#)



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