



EICR Price List

Electrical Installation Condition Report (EICR)

TYPE OF PROPERTY	PRICE ex VAT
1 Bedroom Flat	£120.00 to £150.00
2 Bedroom Flat	£130.00 to £160.00
2 Bedroom House	£170.00 to £190.00
3 Bedroom House	£190.00 to £230.00
4 Bedroom House	£230.00 to £280.00
5 Bedroom House	£300.00 +
Commercial Properties	£10.00 - £50.00 Per circuit

The cost of an EICR inspection can vary depending on the size and condition of the property. Landlords in England and Wales are legally required under the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 to have a valid EICR report at:

- The start of every new tenancy agreement
- Every 5 years

Industry and government guidance advises landlords to err on the side of caution and get inspections done more frequently than the 5-year legal minimum.

It is recommended landlords consider EICR inspections:

- Every 3 years for student rentals
- Every 4 years for HMO properties
- Every 5 years for standard family homes

