This Statutory Instrument has been made, in part, to correct defects in S.I. 2020/312 and S.I. 2025/1043 and is being issued free of charge to all known recipients of those Statutory Instruments.

Draft Regulations laid before Parliament under section 214(2) of the Housing and Planning Act 2016 (c. 22), for approval by resolution of each House of Parliament.

D R A F T S T A T U T O R Y I N S T R U M E N T S

2026 No.

HOUSING, ENGLAND

The Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) (Amendment) Regulations 2026

Made - - - -	***
Coming into force	*30th November 2026*

The Secretary of State makes these Regulations in exercise of the powers conferred by sections 122, 123 and 214(6) of the Housing and Planning Act 2016(**a**).

In accordance with section 214(2) of the Housing and Planning Act 2016, a draft of this instrument has been laid before Parliament and approved by a resolution of each House of Parliament.

Citation, commencement and extent

1.—(1) These Regulations may be cited as the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) (Amendment) Regulations 2026.

(2) These Regulations come into force on 30th November 2026.

(3) These Regulations extend to England and Wales.

Amendment of the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020

2. The Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020(**b**) are amended in accordance with regulations 3 to 8.

Amendment of regulation 2: interpretation

3. In regulation 2, in the definition of "electrical safety standards", for "BS 7671: 2018" substitute "BS 7671:2018+A4:2026"(**c**).

(**a**) 2016 c. 22; section 122 was amended by section 11 of the Social Housing (Regulation) Act 2023 (c. 36).
(**b**) S.I. 2020/312, amended by S.I. 2025/1043.
(**c**) ISBN: 978-1-83953-972-5. Copies can be obtained from the Institution of Engineering and Technology, Futures Place, Kings Way, Stevenage, Hertfordshire SG1 2UA, United Kingdom.

Amendment of regulation 3: duties of landlords in relation to electrical installations etc.

4. In regulation 3—

(a) in paragraph (1)(c), at the beginning insert "subject to paragraph (1A),";

(b) after paragraph (1), insert—

"(1A) For the purposes of paragraph (1)(c), an inspection and test takes place before a specified tenancy commences if, no more than five years before that time—

(a) an inspection and test of the electrical installations in the residential premises took place under paragraph (1) and a report was obtained following that inspection and test in accordance with paragraph (3)(a) which is still current;

(b) an inspection and test of the electrical installations in the residential premises by a qualified person took place otherwise than under paragraph (1) and a report was provided to the landlord following that inspection and test which is still current.

(1B) For the purposes of paragraph (1A) a report is still current if—

(a) where the inspection and test took place under paragraph (1), the date given in the report by which the next inspection and test is required has not passed;

(b) where the inspection and test did not take place under paragraph (1), any date given in the report by which the next inspection and test should take place has not passed.";

(c) in paragraphs (2), (3), (4) and (5), for "sub-paragraph", in each place it occurs, substitute "paragraph";

(d) in the opening words of paragraph (3), for "sub-paragraphs" substitute "paragraph";

(e) in paragraphs (4), (5) and (8), omit "further investigative or" in each place it occurs;

(f) omit paragraph (6);

(g) in paragraph (6A), omit "and (6)";

(h) in paragraph (8), in the definition of "up to date" for "inspection and test" substitute "check".

Amendment of regulation 3B: duties of registered providers for safety and checking of electrical equipment

5. In regulation 3B—

(a) in paragraph (1)(c), at the beginning insert "subject to paragraph (1A),";

(b) after paragraph (1) insert—

"(1A) For the purposes of paragraph (1)(c), a check takes place before a specified tenancy commences if, no more than five years before that time—

(a) a check of each item of relevant equipment provided in the residential premises took place under paragraph (1) and, in relation to each of those items, an ISIT record indicating that the item is safe for continued use is still current;

(b) a check by a qualified person of each item of relevant equipment provided in the residential premises took place otherwise than under paragraph (1) and, in relation to each of those items, a record indicating that the item is safe for continued use was provided to the landlord following that check and is still current.

(1B) For the purposes of paragraph (1A) a record is still current if—

(a) where the check took place under paragraph (1), the date given in the ISIT record by which the next check is required has not passed;

(b) where the check did not take place under paragraph (1), any date given in the record by which the next check should take place has not passed.".

Amendment of regulation 4: duty of local housing authority to serve a remedial notice

6. In regulation 4(6)(a), for "sub-paragraph" substitute "paragraph".

Amendment of regulation 9: appeals against recovery of costs

7. In regulation 9(3) and (7), for "sub-paragraph", in each place it occurs, substitute "paragraph".

Amendment of regulation 10: urgent remedial action

8. In regulation 10—

(a) in paragraph (1)(b), omit "or investigative";

(b) in paragraph (6)(a), for "sub-paragraph" substitute "paragraph".

Saving provision

9. The amendments made by regulations 4(e), (f) and (g) and 8(a) are of no effect in relation to an inspection and test that was completed under regulation 3 of the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020 before 30th November 2026.

Signed by authority of the Secretary of State for Housing, Communities and Local Government

Name
Minister of State
Date Ministry of Housing, Communities and Local Government

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020 (S.I. 2020/312) ("the Principal Regulations").

Regulation 3 amends the definition of "electrical safety standards" in the Principal Regulations, to reflect an update to the relevant British Standard (BS 7671), also known as the "IET Wiring Regulations".

Regulation 4(a) and (b) clarifies the requirement imposed on landlords by regulation 3(1)(c) of the Principal Regulations to ensure that, before a specified tenancy commences, every electrical installation in residential premises to be occupied under the tenancy is inspected and tested by a qualified person. A further such inspection and test is not required if the previous inspection and test took place within the last 5 years and the date specified in the post-inspection report as the date by which the next inspection and test should take place has not passed.

Regulations 4(e), (f) and (g) and 8(a) remove references in the Principal Regulations to further investigative work being required in a report obtained under regulation 3(3)(a) of those Regulations. These amendments reflect changes to the IET Wiring Regulations.

Regulation 5 clarifies the requirement imposed on registered providers of social housing by regulation 3B(1)(c) of the Principal Regulations to ensure that, before a specified tenancy commences, each item of relevant equipment provided is checked by a qualified person. A further such check is not required if the previous check took place within the last 5 years and the date specified in the post-check record as the date by which the next check should take place has not passed.

Regulation 9 makes saving provision relating to the changes relating to further investigative work. Where an inspection and test took place before these Regulations come into force, the

amendments made by regulations 4(e), (f) and (g) and 8(a) do not apply, meaning that the existing provisions relating to further investigative work required by the report obtained further to that inspection and test continue to have effect.

The remaining provisions of these Regulations make minor drafting changes to the Principal Regulations.

A full impact assessment has not been produced for this instrument as no, or no significant, impact on the private, voluntary or public sector is foreseen.

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