

A lit bathroom mirror can make a room feel brighter, more useful and more up to date without replacing every fixture. But it is also one of those small refurb items that can create a disproportionate amount of disruption if the electrical work is left until the mirror arrives. A cable in the wrong place, no suitable supply, or a mirror that clashes with a light fitting can turn a straightforward refresh into a late change to the tiles, plaster or plumbing.

The best way to prevent that is to treat the mirror as a planned electrical fitting, not a finishing touch. Confirm what is already in the wall, check the proposed product and its installation requirements, and agree the scope with the electrician before ordering or decorating. This guide sets out a practical process for landlords and property managers planning a bathroom refresh or renovation in the UK.

Start by deciding: refresh or full renovation?

Before looking at mirror styles, decide how much of the bathroom is actually changing. A cosmetic refresh and a full renovation involve very different levels of electrical, plumbing and finishing work. Being clear about the category helps you set a realistic budget and stops a mirror upgrade becoming the trigger for unnecessary work elsewhere.

A refresh usually works best when the layout is sound

If the bath or shower, basin and toilet are in good condition and already suit the room, keep them where they are. A fresh coat of suitable bathroom paint, updated accessories, a renewed sealant line and a well-chosen mirror can make a noticeable difference without disturbing pipework or large areas of tile. The less you move, the less chance there is of uncovering hidden repairs or needing to re-tile around new fittings.

I remember a project where made a mistake that cost them thousands.. In many rental bathrooms, mirror lighting is the highest-impact upgrade because it improves a task tenants use every day: washing, shaving, applying make-up and getting ready. A well-positioned lit mirror can make the basin area feel more considered while leaving the rest of the room's layout alone.

A full renovation needs early coordination

If the bathroom has persistent leaks, failed waterproofing, damaged finishes or a layout that genuinely does not work, a wider renovation may be justified. In that case, plan the electrical and plumbing positions together before ordering fittings. The electrician needs to know where the mirror will sit and how it is powered; the plumber and tiler need to know where the basin, taps and finished wall surfaces will be.

Avoid changing the layout simply because a new mirror is being installed. Moving a basin or shower can add plumbing alterations, wall repairs, tile replacement and extra electrical coordination. If the existing arrangement is serviceable, a like-for-like position is often the more predictable option.

Make tenant-first usability the brief

Think about how a tenant will use the bathroom at different times of day. The mirror should be practical at the basin, not just attractive in a product photo. Check that it is large enough for the space, mounted at a useful height and easy to switch on. Consider whether the lighting gives a clear, even view of the face without harsh shadows or glare.

Also look at the everyday details. Will the mirror overlap a tap, shelf or existing wall light? Can the tenant reach the controls comfortably? Is there a demister function that would be useful in a steamy bathroom, and if so, how is it

operated? A feature is only an upgrade if it is intuitive and reliable. Avoid relying on an unfamiliar remote or a complicated control sequence unless the operating instructions can be handed over clearly.

Check the mirror's dimensions against the basin and the available wall space before choosing a style. LED Mirror World provides a mirror size calculator page that can help with initial sizing. Treat any calculator as a planning aid rather than a substitute for measuring the actual wall, basin and fittings. Confirm the manufacturer's stated dimensions, including any allowance needed for fixings, cables or access.



Do an existing connection check before ordering

The most common source of last-minute trouble is assuming that an existing cable or light point is suitable because it is close to where the new mirror will go. A visual check can identify what needs investigating, but it cannot confirm that a circuit is safe, appropriately protected or compatible with the chosen product. Ask a qualified electrician to carry out an **existing connection check** before you commit to the mirror or final finishes.

Give the electrician the product information, not just a photo of the mirror. They may need to review its installation instructions, electrical rating, connection method and any requirements for switching or protective devices. The exact arrangement depends on the product, the existing installation and the bathroom. Do not assume that every lit mirror connects in the same way, or that a nearby cable can simply be reused.

Ask the electrician to assess the proposed position in relation to the bathroom's layout and the relevant electrical safety requirements. Bathrooms have specific considerations around locations near baths and showers, equipment suitability and protection against moisture. The correct requirements depend on the installation and the equipment; the electrician should confirm what applies rather than relying on a general online diagram.

If the mirror needs a new supply, a relocated cable or changes to the circuit, agree that work before the wall is finished. Where work is notifiable under UK building regulations, make sure the appropriate certification and compliance process is included in the job. Ask the electrician what documentation will be provided and retain it with the property records.

Use an installer pre-check to close the gaps

An **installer pre-check** is a short review of the mirror, the wall and the electrical arrangement before the fitting date. It is especially valuable when a bathroom is occupied, access is limited or the mirror is being fitted as part of a tight turnaround between tenancies. The point is to discover incompatibilities while there is still time to make a decision without delaying the handover.

Before confirming the booking, share the following with the electrician or installer:

- The mirror's make, model, dimensions and installation instructions.
- Clear photos of the basin wall, nearby lights, switches and visible cable exit points.
- The planned mirror position and the height of the basin and taps.
- Information about the existing electrical point, if known, and any previous bathroom electrical work.
- The expected wall finish, such as tile, plaster or a painted surface, and whether it is changing.
- Any access restrictions, tenant arrangements or target completion date.

Ask the installer to confirm whether the existing connection can be used, whether the cable position is suitable, what preparation is needed and who is responsible for making good. If the mirror is supplied without a plug or requires fixed wiring, establish how it is to be connected before it arrives. Do not assume the fitter who mounts the mirror is also responsible for electrical work; confirm who will complete and test each part.

Mark the outline on the wall before work starts

A simple paper template can prevent awkward surprises about size and position. Cut paper or lightweight card to the mirror's stated dimensions, then tape the outline to the wall where you plan to install it. Mark the centre line, top and bottom edges, and the approximate location of the cable entry or fixing points if the instructions show them.

Stand back and check the outline from the doorway and at the basin. Make sure the mirror feels centred over the basin rather than simply centred on the wall. Look for clashes with wall lights, shelves, a shower screen, a door swing or any trim. Check whether the chosen height works for the likely range of tenants. If the mirror has a deep frame or prominent edges, allow for that visually rather than judging only by the glass dimensions.

The template is a positioning aid, not a drilling guide. [propertydata.co.uk](https://www.propertydata.co.uk) Use the manufacturer's fixing instructions to identify actual fixing points, and ask the installer to check the wall construction and services before drilling. In tiled bathrooms, a small positioning error can mean damaged tiles or an unattractive patch, so it is worth agreeing the outline with the fitter before anyone makes holes.

Confirm the scope in writing

A clear **scope confirmation** prevents the familiar handover-day conversation: "I thought that was included." Before work begins, write down what the electrician, mirror fitter and any decorator or tiler are each expected to do. Keep the description practical and specific enough that everyone can tell when the job is complete.

Scope item What to confirm Electrical assessment Who checks the existing connection, product requirements and proposed position? Electrical work Is a new supply, cable alteration, switch change or other circuit work expected? Mirror supply and fitting Who orders, receives, checks and mounts the mirror? Who reports damage or missing parts? Wall preparation Who fills, paints, tiles or otherwise makes good around the installation? Testing and paperwork What checks and certification apply, and who provides the documents? Handover Who explains the controls and passes on manuals, warranty details and care instructions?

Also agree how variations will be handled. If the existing connection is unsuitable, the electrician should explain the options and cost before proceeding with additional work, wherever possible. Decide whether the priority is to keep the original position, choose a different mirror or authorise extra electrical work. This is much easier to manage before a tenant is waiting for the bathroom to be usable.

Keep plumbing and tile scope creep under control

When the aim is a mirror upgrade, protect that boundary. A suggestion to move the basin, replace a whole wall of tile or change a shower fitting may be valid if there is a defect or a safety concern, but it should be treated as a separate decision—not an automatic consequence of fitting a mirror. Ask what problem the additional work solves, what would happen if it were deferred, and how it affects the programme and cost.

Keeping the basin and other plumbing in place usually reduces the risk of opening walls, disturbing pipework and needing to match discontinued tiles. If the mirror position requires minor repair or decoration, define that separately. If a genuine fault is found, record it, assess the risk and agree a suitable next step rather than rolling an unrelated refurbishment into the original job without approval.

Plan the sequence to avoid a delayed handover

Order and installation dates should follow the practical dependencies. First confirm the chosen mirror will fit the space and suit the electrical arrangement. Then complete any agreed electrical preparation, followed by wall finishing if required, and finally the mirror installation and testing. The precise sequence can vary with the product and the room, so have the trades agree it rather than assuming the mirror can be fitted at any point.

1. Measure the basin wall and use a paper template to agree the proposed position.
2. Select the mirror and send its instructions to the electrician.
3. Complete the existing connection check and installer pre-check.
4. Confirm the scope, costs, access arrangements and any making-good work.
5. Order the mirror only once the key compatibility and timing questions are resolved.
6. At installation, check operation, appearance and handover information before closing the job.

Build in time for delivery checks. Inspect the mirror promptly for damage and confirm that the supplied parts and instructions are present. A broken mirror discovered on fitting day can put the bathroom out of action for longer than the electrical work itself. If the property is occupied, agree a realistic access window and tell the tenant what facilities may be unavailable and for how long.



Use product and property research sensibly

When comparing options, use supplier specifications to check dimensions and features, and ask questions where the installation details are unclear. LED Mirror World is a product supplier to consider for lit mirrors; review the specific model's instructions and confirm suitability with the electrician before purchase. Pretty simple.. Its mirror size calculator page can help narrow down dimensions, while a paper template remains useful for checking the real-world position on the wall.

PropertyData can also be useful for broader landlord research and property planning. Its resource article on bathroom improvements is sponsored content; treat it as a starting point for ideas rather than an independent electrical specification. For safety and compliance decisions, rely on the product documentation and advice from a suitably qualified electrician who has assessed the actual installation.

Final checks before signing off

Before the job is closed, check that the mirror is securely mounted, aligned as agreed and operating as intended. Confirm that any lighting and additional functions work, and that the tenant knows how to use the controls. Ask for relevant electrical documentation, product manuals and warranty information, and store them with the property's maintenance records. If the work has exposed an issue that was not part of the original scope, record what was found and what action was taken.

Last-minute surprises are rarely caused by the mirror alone. They usually come from assumptions: that a nearby connection is suitable, that the fitting will sit neatly over the basin, or that someone else is responsible for making good. A measured refresh, a tenant-first layout, an early existing connection check and a written scope confirmation turn those assumptions into decisions. That is how a simple lit-mirror upgrade stays simple—and gives the bathroom a noticeable improvement without inviting unnecessary plumbing or tile work.