

Certificate Reference: 1016

1 DETAILS OF THE CLIENT
Client: Metro Student Accomodation
Address: Scarletts, Scarlett Lane, Kiln Green, Reading, RG10 9XD

2 PURPOSE OF THE REPORT
Purpose for which this report is required:
Five year safety assessment requested by client for continued use and safety to residents

3 DETAILS OF THE INSTALLATION
Installation Address: Guild Tavern , 20-22 Tithebarn Street, Preston, 1DJ

Description of premises: Domestic N/A Commercial Industrial Other: N/A

Estimated age of electrical installation: 5 years Evidence of alteration or additions: yes if yes, estimated age: 1 years

Date of previous inspection: 14/09/2011


Records of installation available: N/A Electrical Installation Certificate No or previous Periodic Inspection Report No: N/A

4 EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING
Extent of the electrical installation covered by this report:
100% of installation visually inspected with sample of accessories removed. R1,R2 results have been summated. All circuits have been tested at furthest points to achieve Zs values

Agreed and operational limitations of the inspection and testing (include reasons and person agreed with):
No lifting of floor boards or inspection of loft space and unknown if cables are in prescribed zones

The inspection has been carried out in accordance with BS 7671:2008, as amended to 2015. Cables concealed within trunking and conduits, under floors, in roof spaces and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection.

5 DECLARATION
I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described on page 1 (see section 2), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see section 7) and the attached schedules (see section 17), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see section 4).

For the INSPECTION, TESTING AND ASSESSMENT of the report:
Name: JONATHAN PERRUZZA Position: Electrician Signature:  Date: 23/08/2016

6 SUMMARY OF THE CONDITION OF THE INSTALLATION
See page 3 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use*: **SATISFACTORY**

* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

8 RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.

Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:

All PVC wiring throughout in good condition

9 NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than:

5 Years

(Enter interval in terms of years, months or weeks, as appropriate)

provided that any items in section 7 which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see section 7).

10 DETAILS OF THE ELECTRICAL CONTRACTOR

Trading Title:	JMP Electrical Services Ltd		
Address:	12 Borwick Drive Scale Hall Lancaster	Registration Number:	ECA,Elecsa EPP35857
	Postcode: LA12QA	Telephone Number:	01524 381556

11 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements	Number and Type of Live Conductors				Nature of Supply Parameters			Supply Protective Device			
TN-S	N/A	1-phase (2 wire):	ac: <input checked="" type="checkbox"/> N/A	1-phase (3 wire):	dc: <input type="checkbox"/> N/A	Nominal voltage(s):	U: 400 V Uo: 230 V	BS(EN):	1361 Fuse HBC		
TN-C-S	<input checked="" type="checkbox"/>	2-phase (3 wire):	N/A	2 pole:	<input checked="" type="checkbox"/>	N/A	Nominal frequency, f:	50 Hz	Type:	2	
TNC	N/A	3-phase (3 wire):	N/A	3 pole:	<input type="checkbox"/>	N/A	Prospective fault current, Ipf:	0.16 kA	Rated current:	100 A	
TT	N/A	Other:	N/A		Other:	<input type="checkbox"/>	N/A	External earth fault loop impedance, Ze:	0.15 Ω	Short-circuit capacity:	33 kA
IT	N/A	Confirmation of supply polarity:		<input checked="" type="checkbox"/>	Number of supplies:		1				

12 PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE

Means of Earthing		Details of Installation Earth Electrode (where applicable)				
Distributor's facility:	<input checked="" type="checkbox"/>	Type:	N/A		Location:	N/A
Installation earth electrode:	N/A	Resistance to Earth:	N/A Ω		Method of measurement:	N/A
Maximum Demand (Load):	80 kVA	Protective measure(s) against electric shock:			ADS	
Main Switch / Switch-Fuse / Circuit-Breaker / RCD Type		Current rating:		100 A	Supply conductors material:	Copper
BS(EN):	60947-3 Isolator	Fuse/device rating or setting:		100 A	Supply conductors csa:	25 mm ²
Number of poles:	3	Voltage rating:		400 V	If RCD main switch: Rated residual operating current (I _n):	
					N/A mA	
					Rated time delay:	
					N/A ms	
					Measured operating time (I _n):	
					N/A ms	
Earthing and Protective Bonding Conductors				Bonding of extraneous-conductive parts		
Earthing conductor		Connection/continuity verified:		<input checked="" type="checkbox"/>	To water installation pipes:	
Conductor material:	Copper	csa:	16 mm ²	<input checked="" type="checkbox"/>	To gas installation pipes:	
					N/A	
Main protective bonding conductors		Connection/continuity verified:		<input checked="" type="checkbox"/>	To lightning protection:	
Conductor material:	Copper	csa:	10 mm ²	<input checked="" type="checkbox"/>	To other service(s):	
					N/A	

13 INSPECTION SCHEDULE

Item	Description	Comment	Outcome
1.0	CONDITION/ADEQUACY OF DISTRIBUTOR'S/SUPPLY INTAKE EQUIPMENT		
1.1	Service cable	N/A	✓
1.2	Service head	N/A	✓
1.3	Distributor's earthing arrangements	N/A	✓
1.4	Meter tails – Distributor/Consumer	N/A	✓
1.5	Metering equipment	N/A	✓
1.6	Means of main isolation (where present)	N/A	✓
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES		
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A	N/A
2.1	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	N/A
3.0	AUTOMATIC DISCONNECTION OF SUPPLY		
3.1	Main earthing/bonding arrangements (411.3; Chap 54)		
3.1.1	Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	N/A	✓
3.1.2	Presence of installation earth electrode arrangement (542.1.2.3)	N/A	✓
3.1.3	Adequacy of earthing conductor size (542.3; 543.1.1)	N/A	N/A
3.1.4	Adequacy of earthing conductor connections (542.3.2)	N/A	✓
3.1.5	Accessibility of earthing conductor connections (543.3.2)	N/A	✓
3.1.6	Adequacy of main protective bonding conductor sizes (544.1)	N/A	✓
3.1.7	Adequacy and location of main protective bonding conductor connections (543.3.2; 544.1.2)	N/A	✓
3.1.8	Accessibility of all protective bonding connections (543.3.2)	N/A	✓
3.1.9	Provision of earthing/bonding labels at all appropriate locations (514.13)	N/A	✓
3.2	FELV - requirements satisfied (411.7; 411.7.1)	N/A	N/A
4.0	OTHER METHODS OF PROTECTION (where the methods of protection listed below are employed, details should be provided on separate sheets)		
4.1	Non-conducting location (418.1)	N/A	N/A
4.2	Earth-free local equipotential bonding (418.2)	N/A	N/A
4.3	Electrical separation (Section 413; 418.3)	N/A	N/A
4.4	Double insulation (Section 412)	N/A	✓
4.5	Reinforced insulation (Section 412)	N/A	✓
5.0	DISTRIBUTION EQUIPMENT		
5.1	Adequacy of working space/accessibility to equipment (132.12; 513.1)	N/A	✓
5.2	Security of fixing (134.1.1)	N/A	✓
5.3	Condition of insulation of live parts (416.1)	N/A	✓
5.4	Adequacy/security of barriers (416.2)	N/A	✓
5.5	Condition of enclosure(s) in terms of IP rating etc (416.2)	N/A	✓
5.6	Condition of enclosure(s) in terms of fire rating etc (421.1.6; 421.1.201; 526.5)	AMD 3	C3
5.7	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	N/A	✓
5.8	Presence and effectiveness of obstacles (417.2)	N/A	✓
5.9	Presence of main switch(es), linked where required (537.1.2; 537.1.4)	N/A	✓
OUTCOMES			
Acceptable condition	TICK	Unacceptable condition	C1 or C2
Improvement recommended	C3	Further investigation	FI
Not verified	N/V	Limitation	LIM
Not applicable	N/A		

14 INSPECTION SCHEDULE

Item	Description	Comment	Outcome										
5.10	Operation of main switch(es) (functional check) (612.13.2)	N/A	✓										
5.11	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13..2)	N/A	✓										
5.12	Confirmation that integral test button/switch causes RCD(s) to trip when operated (functional check) (612.13.1)	N/A	✓										
5.13	RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2)	N/A	✓										
5.14	RCD(s) provided for additional protection, where required - includes RCBOs (411.3.3; 415.1)	N/A	✓										
5.15	Presence of RCD quarterly test notice at or near equipment, where required (514.12.2)	N/A	✓										
5.16	Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1)	N/A	✓										
5.17	Presence of non-standard (mixed) cable colour warning notice at or near equipment, where required (514.14)	N/A	✓										
5.18	Presence of alternative supply warning notice at or near equipment, where required (514.15)	N/A	N/A										
5.19	Presence of next inspection recommendation label (514.12.1)	N/A	✓										
5.20	Presence of other required labelling (please specify) (Section 514)	N/A	N/A										
5.21	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4, .5, .6; Sections 432, 433)	N/A	✓										
5.22	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)	N/A	✓										
5.23	Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.11)	N/A	✓										
5.24	Protection against electromagnetic effects where cables enter ferromagnetic enclosures (521.5.1)	N/A	✓										
6.0	DISTRIBUTION CIRCUITS / FINAL CIRCUITS												
6.1	Identification of conductors (514.3.1)	N/A	✓										
6.2	Cables correctly supported throughout their run (522.8.5)	N/A	✓										
6.3	Condition of insulation of live parts (416.1)	N/A	✓										
6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A	N/A										
6.5	Suitability of containment systems for continued use (including flexible conduit) (Section 522)	N/A	✓										
6.6	Cables correctly terminated in enclosures (Section 526)	N/A	✓										
6.7	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	N/A	✓										
6.8	Examination of cables for signs of unacceptable thermal or mechanical damage/deterioration (421.1; 522.6)	N/A	✓										
6.9	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	N/A	✓										
6.10	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	✓										
6.11	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	N/A	✓										
6.12	Coordination between conductors and overload protective devices (433.1; 533.2.1)	N/A	✓										
6.13	Cable installation methods/practices with regard to the type and nature of installation and external influences (Section 522)	N/A	✓										
6.14	Where exposed to direct sunlight, cable of a suitable type (522.11.1)	N/A	✓										
OUTCOMES													
Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

15 INSPECTION SCHEDULE

Item	Description	Comment	Outcome										
6.15	Cables concealed under floors, above ceilings, in walls/partitions less than 50 mm from a surface, and in partitions containing metal parts:												
6.15.1	Installed in prescribed zones (see Section D. Extent and limitations) (522.6.202) or	N/A	✓										
6.15.2	Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.204;)	N/A	✓										
6.16	Provision of additional protection by 30 mA RCD												
6.16.1	For circuits used to supply mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	N/A	✓										
6.16.2	For all socket-outlets of rating 20 A or less unless exempt (411.3.3)	N/A	✓										
6.16.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202, .203)	N/A	✓										
6.16.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A	✓										
6.17	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	✓										
6.18	Band II cables segregated/separated from Band I cables (528.1)	N/A	✓										
6.19	Cables segregated/separated from non-electrical services (528.3)	N/A	✓										
6.20	Termination of cables at enclosures – identify/record numbers and locations of items inspected (Section 526)												
6.20.1	Connections under no undue strain (526.6)	N/A	✓										
6.20.2	No basic insulation of a conductor visible outside enclosure (526.8)	N/A	✓										
6.20.3	Connections of live conductors adequately enclosed (526.5)	N/A	✓										
6.20.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	N/A	✓										
6.21	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))	N/A	✓										
6.22	Suitability of circuit accessories for external influences (512.2)	N/A	✓										
6.23	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)	N/A	✓										
6.24	Adequacy of connections, including cpc's, within accessories and to fixed and stationary equipment – identify/record numbers and locations of items inspected (Section 526)	N/A	✓										
6.25	Presence, operation and correct location of appropriate devices for isolation and switching (537.2)	N/A	✓										
6.26	General condition of wiring systems (621.2(ii))	N/A	✓										
6.27	Temperature rating of cable insulation (522.1.1; Table 52.1)	N/A	✓										
7.0	ISOLATION AND SWITCHING												
7.1	Isolators (537.2)												
7.1.1	Presence and condition of appropriate devices (537.2.2)	N/A	✓										
7.1.2	Acceptable location – state if local or remote from equipment in question (537.2.1.5)	N/A	✓										
7.1.3	Capable of being secured in the OFF position (537.2.1.2)	N/A	✓										
7.1.4	Correct operation verified (612.13.2)	N/A	✓										
7.1.5	Clearly identified by position and/or durable marking (537.2.2.6)	N/A	✓										
7.1.6	Warning label posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.2.1.3)	N/A	✓										
7.2	Switching off for mechanical maintenance (537.3)												
7.2.1	Presence and condition of appropriate devices (537.3.1.1)	N/A	✓										
7.2.2	Acceptable location – state if local or remote from equipment in question (537.3.2.4)	N/A	✓										
OUTCOMES													
Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

16 INSPECTION SCHEDULE

Item	Description	Comment	Outcome
7.2.3	Capable of being secured in the OFF position (537.3.2.3)	N/A	✓
7.2.4	Correct operation verified (612.13.2)	N/A	✓
7.2.5	Clearly identified by position and/or durable marking (537.3.2.4)	N/A	✓
7.3	Emergency switching/stopping (537.4)		
7.3.1	Presence and condition of appropriate devices (537.4.1.1)	N/A	N/A
7.3.2	Readily accessible for operation where danger might occur (537.4.2.5)	N/A	N/A
7.3.3	Correct operation verified (537.4.2.6)	N/A	N/A
7.3.4	Clearly identified by position and/or durable marking (537.4.2.7)	N/A	N/A
7.4	Functional switching (537.5)		
7.4.1	Presence and condition of appropriate devices (537.5.1.1)	N/A	✓
7.4.2	Correct operation verified (537.5.1.3; 537.5.2.2)	N/A	✓
8.0	CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)		
8.1	Condition of equipment in terms of IP rating etc (416.2)	N/A	✓
8.2	Equipment does not constitute a fire hazard (Section 421)	N/A	✓
8.3	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	N/A	✓
8.4	Suitability for the environment and external influences (512.2)	N/A	✓
8.5	Security of fixing (134.1.1)	N/A	✓
8.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire (indicate extent of sampling in Section 4 of report)	N/A	✓
8.7	Recessed luminaires (e.g. downlighters)		
8.7.1	Correct type of lamps fitted	N/A	N/A
8.7.2	Installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar (421.1.2)	N/A	N/A
8.7.3	No signs of overheating to surrounding building fabric (559.4.1)	N/A	N/A
8.7.4	No signs of overheating to conductors/terminations (526.1)	N/A	N/A
9.0	LOCATION(S) CONTAINING A BATH OR SHOWER		
9.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	N/A	✓
9.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A	N/A
9.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A	N/A
9.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)	N/A	✓
9.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	N/A	N/A
9.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A	✓
9.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	N/A	✓
9.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A	✓
10.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS List all other special installation or locations present, if any. (Record separately the results of particular inspections)		
10.1	N/A	N/A	N/A
10.2	N/A	N/A	N/A

OUTCOMES

Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
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17 SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation:		D.B. 1 2nd floor rooms 1,2,3			Location:		Cellar			Type of Wiring		O-Other:		N/A													
Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671 s	Overcurrent protective devices				RCD	Maximum Zs permitted by BS7671 Ω	Circuit impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs Ω	RCD				
					Live mm ²	cpc mm ²		BS(EN)	Type No	Rating A	Capacity kA			Operating current mA	Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Live - Live MΩ			Live - Earth MΩ	Disconnection time at In ms	Disconnection time at 5In ms	Test button operation	
															r1 (Line)	rn (Neutral)	r2 (cpc)	R1+R2	R2								
1	Shower Bed 1	A	C	1	10	4	5	61009	B	40	6	30	1.09				0.28	N/A		> 200	✓	0.43	18	18	✓		
2	Shower Bed 2	A	C	1	10	4	5	61009	B	40	6	30	1.09				0.32	N/A		> 200	✓	0.47	18	18	✓		
3	Shower Bed 3	A	C	1	10	4	5	61009	B	40	6	30	1.09				0.34	N/A		> 200	✓	0.49	18	18	✓		
4	Sockets rooms 1,2 & 3	A	C		2.5	1.5	0.4	61009	B	32	6	30	1.37	1.02	1.02	1.70	0.29	N/A		> 200	✓	0.44	28	18	✓		
5	Lights beds 1,2,3,4,5,6 & kit	A	C	20	1	1	0.4	61009	B	6	6	30	7.28				3.12	N/A		> 200	✓	3.17	26	21	✓		
6	Spare																										
7	Spare																										
8	Spare																										
9	Spare																										
10	Spare																										

18 BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION


Supply to this distribution board is from:	Origin	No of phases:	N/A	Confirmation of supply polarity:	N/A
Overcurrent protective device for the distribution circuit:	BS(EN): N/A	Rating:	N/A A	Nominal Voltage:	N/A V
RCD	BS(EN): N/A	No of poles:	N/A	Rating:	N/A mA
				Zs:	n/a Ω
				Disconnection time at In:	N/A ms
				Disconnection time at 5In:	N/A ms

19 DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional:	N/A	Insulation resistance:	Megger MIT230/101411578	Continuity:	Megger MIT230/101411578
Earth electrode resistance:	N/A	Earth fault loop impedance:	Megger LTW315/101423689	RCD:	Megger LRCD220/101413990

20 TESTED BY

Name:	JONATHAN PERRUZZA	Position:	Electrician	Signature:		Date:	10/08/2015
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SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **D.B. 2 2nd Floor rooms 4,5,6** Location: **Cellar** Type of Wiring O-Other: **N/A**

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa			Overcurrent protective devices					RCD	Circuit impedances (Ohms)					Insulation resistance		RCD					
					Live mm ²	cpc mm ²	Max disconnect time permitted by BS7671 s	BS(EN)	Type No	Rating A	Capacity kA	Operating current mA		Maximum Zs permitted by BS7671 Ω	Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Live - Live MΩ	Live - Earth MΩ	Polarity ✓	Maximum measured earth fault loop impedance Zs Ω	Disconnection time at In ms	Disconnection time at 5In ms	Test button operation ✓
															r1	rn	r2	R1+R2	R2							
															(Line)	(Neutral)	(cpc)									
1	Shower bed 4	A	C	1	10	4	5	61009	B	40	6	40	1.09				0.18	N/A		> 200	✓	0.33	18	18	✓	
2	Shower bed 6	A	C	1	10	4	5	61009	B	40	6	40	1.09				0.19	N/A		> 200	✓	0.34	18	18	✓	
3	Shower bed 5	A	C	1	10	4	5	61009	B	40	6	40	1.09				0.13	N/A		> 200	✓	0.28	18	18	✓	
4	Kitchen hob	A	C	1	6	2.5	0.4	61009	B	40	6	40	1.09				0.16	N/A		> 200	✓	0.31	18	18	✓	
5	Kitchen sockets	A	C	12	2.5	1.5	0.4	61009	B	32	6	40	1.37	0.70	0.70	1.16	0.30	N/A		> 200	✓	0.45	31	15	✓	
6	Sockets beds 4 ,5 & 6	A	C	12	2.5	1.5	0.4	61009	B	32	6	40	1.37	1.04	1.05	1.75	0.58	N/A		> 200	✓	0.73	18	18	✓	
7	Spare																									
8	Spare																									
9	Spare																									
10	Spare																									
11																										

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from: **Origin** No of phases: **1** Confirmation of supply polarity: **N/A**

Overcurrent protective device for the distribution circuit: BS(EN): Rating: **A** Nominal Voltage: **230 V** Zs: **Ω** Ip: **kA**

RCD BS(EN): No of poles: Rating: **mA** Disconnection time at In: **ms** Disconnection time at 5In: **ms**


DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional: **N/A** Insulation resistance: **Megger MIT230/101411578** Continuity: **Megger MIT230/101411578**

Earth electrode resistance: **N/A** Earth fault loop impedance: **Megger LTW315/101423689** RCD: **Megger LRCD220/101413990**

TESTED BY

Name: **JONATHAN PERRUZZA** Position: **Electrician** Signature:  Date: **10/08/2015**

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: D.B. 3		Location: Cellar - Landlords DB		Type of Wiring O-Other: N/A																					
Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa			Overcurrent protective devices					RCD Maximum Zs permitted by BS7671 Ω	Circuit impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs Ω	RCD		
					Live mm ²	cpc mm ²	Max disconnect time permitted by BS7671 s	BS(EN)	Type No	Rating A	Capacity kA	Operating current mA		Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Live - Live M Ω	Live - Earth M Ω			Disconnection time at In ms	Disconnection time at 5In ms	Test button operation <input checked="" type="checkbox"/>
														r1 (Line)	rn (Neutral)	r2 (cpc)	R1+R2	R2							
					mm ²	mm ²	s																		
1	Corridor sockets	A	C	8	2.5	1.5	0.4	61009	B	32	6	30	1.37	0.54	0.54	0.90	0.41	N/A		> 200	<input checked="" type="checkbox"/>	0.66	38	18	<input checked="" type="checkbox"/>
2	Central heating	A	C	1	2.5	1.5	0.4	61009	B	16	6	30	2.73				0.20	N/A		> 200	<input checked="" type="checkbox"/>	0.35	19	15	<input checked="" type="checkbox"/>
3	Tv Amp sockets cellar	A	C	3	2.5	1.5	0.4	61009	B	16	6	30	2.73				0.07	N/A		> 200	<input checked="" type="checkbox"/>	0.22	19	15	<input checked="" type="checkbox"/>
4	Door entry system 1 vway	A	C	1	2.5	1.5	0.4	61009	B	16	6	30	2.73				0.05	N/A		> 200	<input checked="" type="checkbox"/>	0.20	18	18	<input checked="" type="checkbox"/>
5	Door entry system 5 vway	A	C	1	2.5	1.5	0.4	61009	B	16	6	30	2.73				0.07	N/A		> 200	<input checked="" type="checkbox"/>	0.22	18	18	<input checked="" type="checkbox"/>
6	Cooridor lights	A	C	12	1	1	0.4	61009	B	6	6	30	7.28				3.30	N/A		> 200	<input checked="" type="checkbox"/>	3.45	20	19	<input checked="" type="checkbox"/>
7	Basement & outside lights	A	C	5	1	1	0.4	61009	B	6	6	30	7.28				0.96	N/A		> 200	<input checked="" type="checkbox"/>	1.11	19	19	<input checked="" type="checkbox"/>
8	Smoke & heat detectors	A	C	48	1	1	0.4	60898	B	6	10	N/A	7.28				3.53	N/A		> 200	<input checked="" type="checkbox"/>	3.68	N/A	N/A	N/A
9	Laundry sockets	A	C	3	2.5	1.5	0.4	61009	B	32	6	30	1.37	0.40	0.40	0.66	0.30	N/A		> 200	<input checked="" type="checkbox"/>	0.45	20	18	<input checked="" type="checkbox"/>
10	Laundry sockets	A	C	3	2.5	1.5	0.4	61009	B	32	6	30	1.37	0.22	0.22	0.37	0.17	N/A		> 200	<input checked="" type="checkbox"/>	0.32	20	18	<input checked="" type="checkbox"/>
11	Laundry Dryer	A	C	1	6	2.5	0.4	61009	B	20	6	30	2.19				0.19	N/A		> 200	<input checked="" type="checkbox"/>	0.34	18	18	<input checked="" type="checkbox"/>
12	Laundry Dryer	A	C	1	6	2.5	0.4	61009	B	20	6	30	2.19				0.21	N/A		> 200	<input checked="" type="checkbox"/>	0.36	18	18	<input checked="" type="checkbox"/>

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from:	Origin		No of phases:	1	Confirmation of supply polarity:					
Overcurrent protective device for the distribution circuit:	BS(EN):		Rating:	A	Nominal Voltage:	230 V	Zs:	Ω	lpf:	kA
RCD	BS(EN):		No of poles:		Rating:	mA	Disconnection time at In:	ms	Disconnection time at 5In:	ms

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional:	N/A	Insulation resistance:	Megger MIT230/101411578	Continuity:	Megger MIT230/101411578
Earth electrode resistance:	N/A	Earth fault loop impedance:	Megger LTW315/101423689	RCD:	Megger LRCDD220/101413990

TESTED BY

Name:	JONATHAN PERRUZZA	Position:	Electrician	Signature:		Date:	10/08/2015
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SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **D.B. 4 first floor rooms 1,2,3** Location: **Cellar** Type of Wiring O-Other: **N/A**

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671 s	Overcurrent protective devices					RCD Maximum Zs permitted by BS7671 Ω	Circuit impedances (Ohms)					Insulation resistance		RCD				
					Live mm ²	cpc mm ²		BS(EN)	Type No	Rating A	Capacity kA	Operating current mA		Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Live - Live MΩ	Live - Earth MΩ	Polarity ✓	Maximum measured earth fault loop impedance Zs Ω	Disconnection time at In ms	Disconnection time at 5In ms	Test button operation ✓
														r1 (Line)	rn (Neutral)	r2 (cpc)	R1+R2	R2							
					mm ²	mm ²																			
1	Shower bed 1	A	C	1	10	4	5	61009	B	40	6	30	1.09				0.14	N/A		> 200	✓	0.29	18	18	✓
2	Shower bed 2	A	C	1	10	4	5	61009	B	40	6	30	1.09				0.14	N/A		> 200	✓	0.29	18	18	✓
3	Shower bed 3	A	C	1	10	4	5	61009	B	40	6	30	1.09				0.15	N/A		> 200	✓	0.30	18	18	✓
4	Sockets beds 1,2 & 3	A	C	12	2.5	1.5	0.4	61009	B	32	6	30	1.37	0.75	0.75	1.25	0.47	N/A		> 200	✓	0.62	18	18	✓
5	Lights beds 1,2 & 3	A	C	9	1	1	0.4	61009	B	6	6	30	7.28				2.00	N/A		> 200	✓	2.15	18	18	✓
6	Spare																								
7	Spare																								
8	Spare																								
9	Spare																								
10	Spare																								

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from: **Origin** No of phases: **1** Confirmation of supply polarity:

Overcurrent protective device for the distribution circuit: BS(EN): Rating: **A** Nominal Voltage: **230 V** Zs: **Ω** IpF: **kA**

RCD BS(EN): No of poles: Rating: **mA** Disconnection time at In: **ms** Disconnection time at 5In: **ms**

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional: **N/A** Insulation resistance: **Megger MIT230/101411578** Continuity: **Megger MIT230/101411578**

Earth electrode resistance: **N/A** Earth fault loop impedance: **Megger LTW315/101423689** RCD: **Megger LRCD220/101413990**

TESTED BY

Name: **JONATHAN PERRUZZA** Position: **Electrician** Signature:  Date: **10/08/2015**

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **D.B. 5 first floor rooms 4,5,6** Location: **Cellar 1st floor** Type of Wiring O-Other: **N/A**

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa			Max disconnect time permitted by BS7671 s	Overcurrent protective devices					RCD Maximum Zs permitted by BS7671 Ω	Circuit impedances (Ohms)					Insulation resistance		Polarity <input checked="" type="checkbox"/>	Maximum measured earth fault loop impedance Zs Ω	RCD			
					Live mm ²	cpc mm ²	BS(EN)		Type No	Rating A	Capacity kA	Operating current mA	Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Live - Live M Ω	Live - Earth M Ω	Disconnection time at In ms	Disconnection time at 5In ms			Test button operation <input checked="" type="checkbox"/>			
													r1 (Line)		rn (Neutral)	r2 (cpc)	R1+R2								R2		
					mm ²	mm ²																					
1	Shower bed 4	A	C	1	10	4	5	61009	B	40	6	30	1.09				0.23	N/A		> 200	<input checked="" type="checkbox"/>	0.38	18	18	<input checked="" type="checkbox"/>		
2	Shower bed 5	A	C	1	10	4	5	61009	B	40	6	30	1.09				0.24	N/A		> 200	<input checked="" type="checkbox"/>	0.39	18	18	<input checked="" type="checkbox"/>		
3	Kitchen main hob	A	C	1	6	2.5	0.4	61009	B	32	6	30	1.37				0.34	N/A		> 200	<input checked="" type="checkbox"/>	0.49	18	18	<input checked="" type="checkbox"/>		
4	Sockets bed 4 & 5	A	C	8	2.5	1.5	0.4	61009	B	32	6	30	1.37	0.95	0.95	1.58	0.33	N/A		> 200	<input checked="" type="checkbox"/>	0.48	18	18	<input checked="" type="checkbox"/>		
5	Sockets main kitchen	A	C	12	2.5	1.5	0.4	61009	B	32	6	30	1.37	0.59	0.59	0.98	0.39	N/A		> 200	<input checked="" type="checkbox"/>	0.54	18	17	<input checked="" type="checkbox"/>		
6	Lights beds 4 , 5 studio 5 ,6	A	C	12	1	1	0.4	61009	B	6	6	30	7.28				1.27	N/A		> 200	<input checked="" type="checkbox"/>	1.42	18	17	<input checked="" type="checkbox"/>		
7	Spare																										
8	Spare																										
9	Spare																										
10	Spare																										

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from: **Origin** No of phases: **1** Confirmation of supply polarity:

Overcurrent protective device for the distribution circuit: BS(EN): Rating: **A** Nominal Voltage: **230 V** Zs: Ω Ip: kA

RCD BS(EN): No of poles: Rating: mA Disconnection time at In: ms Disconnection time at 5In: ms


DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional: **N/A** Insulation resistance: **Megger MIT230/101411578** Continuity: **Megger MIT230/101411578**

Earth electrode resistance: **N/A** Earth fault loop impedance: **Megger LTW315/101423689** RCD: **Megger LRCD220/101413990**

TESTED BY

Name: **JONATHAN PERRUZZA** Position: **Electrician** Signature:  Date: **10/08/2015**

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

 Distribution board designation: **D.B. 7 Studio 2 (shower, hob & sockets)**

 Location: **Cellar**

 Type of Wiring
O-Other:

N/A

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa			Max disconnect time permitted by BS7671 s	Overcurrent protective devices					RCD Maximum Zs permitted by BS7671 Ω	Circuit impedances (Ohms)					Insulation resistance		Polarity <input checked="" type="checkbox"/>	Maximum measured earth fault loop impedance Zs Ω	RCD		
					Live mm ²	cpc mm ²	BS(EN)		Type No	Rating A	Capacity kA	Operating current mA	Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Live - Live M Ω	Live - Earth M Ω	Disconnection time at In ms	Disconnection time at 5In ms			Test button operation <input checked="" type="checkbox"/>		
													r1 (Line)		rn (Neutral)	r2 (cpc)	R1+R2								R2	
					mm ²	mm ²																				
1	Shower	A	C	1	10	4	5	61009	B	40	6	30	1.09				0.20	N/A		> 200	<input checked="" type="checkbox"/>	0.35	18	18	<input checked="" type="checkbox"/>	
2	Hob	A	C	1	6	2.5	0.4	61009	B	32	6	30	1.37				0.47	N/A		> 200	<input checked="" type="checkbox"/>	0.62	38	10	<input checked="" type="checkbox"/>	
3	Sockets	A	C	15	2.5	1.5	0.4	61009	B	32	6	30	1.37	0.89	0.89	1.48	0.59	N/A		> 200	<input checked="" type="checkbox"/>	1.25	51	19	<input checked="" type="checkbox"/>	
4	Spare																									
5	Spare																									
6	Spare																									

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from:	Origin	No of phases:	1	Confirmation of supply polarity:	
Overcurrent protective device for the distribution circuit:	BS(EN):	Rating:	A	Nominal Voltage:	230 V
RCD	BS(EN):	No of poles:		Rating:	mA
				Zs:	Ω
				Disconnection time at In:	ms
				Disconnection time at 5In:	ms

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional:	N/A	Insulation resistance:	Megger MIT230/101411578	Continuity:	Megger MIT230/101411578
Earth electrode resistance:	N/A	Earth fault loop impedance:	Megger LTW315/101423689	RCD:	Megger LRCD220/101413990

TESTED BY

Name:	JONATHAN PERRUZZA	Position:	Electrician	Signature:		Date:	10/08/2015
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SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation: **D.B. 10 Studio 3 (Shower & sockets)** Location: **Cellar** Type of Wiring: **O-Other:** **N/A**

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa			Overcurrent protective devices					RCD	Maximum Zs permitted by BS7671 Ω	Circuit impedances (Ohms)					Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs Ω	RCD			
					Live mm ²	cpc mm ²	Max disconnect time permitted by BS7671 s	BS(EN)	Type No	Rating A	Capacity kA	Operating current mA			Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Live - Live M Ω	Live - Earth M Ω			Disconnection time at In ms	Disconnection time at 5In ms	Test button operation	
															r1 (Line)	rn (Neutral)	r2 (cpc)	R1+R2	R2								
					mm ²	mm ²	s																				
1	Shower	A	C	1	10	4	5	61009	B	40	6	30	1.09				0.11	N/A		> 200	✓	0.26	18	18	✓		
2	Sockets	A	C	11	2.5	1.5	0.4	61009	B	32	6	30	1.37	0.75	0.75	1.25	0.45	N/A		> 200	✓	0.60	38	20	✓		

BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from: **Origin** No of phases: **1** Confirmation of supply polarity:

Overcurrent protective device for the distribution circuit: BS(EN): Rating: **A** Nominal Voltage: **230 V** Zs: Ω IpF: kA

RCD BS(EN): No of poles: Rating: mA Disconnection time at In: ms Disconnection time at 5In: ms

DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional: **N/A** Insulation resistance: **Megger MIT230/101411578** Continuity: **Megger MIT230/101411578**

Earth electrode resistance: **N/A** Earth fault loop impedance: **Megger LTW315/101423689** RCD: **Megger LRC220/101413990**

TESTED BY

Name: **JONATHAN PERRUZZA** Position: **Electrician** Signature:  Date: **10/08/2015**

ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

This Report is an important and valuable document which should be retained for future reference.

The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in satisfactory condition for continued service (see Section 7). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.

The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.

The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested quarterly. For safety reasons it is important that this instruction is followed.

Section 4 (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in section 4 - Extent and Limitations on page 1.

For items classified in the observations as C1 ("Danger present"), the safety of those using the installation is at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work immediately.

For items classified in the observations as C2 ("Potentially dangerous"), the safety of those using the installation may be at risk and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where it has been stated that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code of C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 8 - Recommendations).

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated on page 3 under section 10 'Next Inspection', and on a label at or near to the consumer unit / distribution board.