**Certificate no.** 1716062

# Electrical Installation Condition Report - EICR

**Section A. Details of the client/Person ordering the report**

Name Brymore 1 Ltd c/o Add Living

Address 41-42 Eastcastle Street, London, W1W 8DU,

**Section B. Reason for producing this report** For Rental Purpose

Date(s) on which inspection and testing was carried out 04-June-2021

**Section C. Details of the installation which is subject of this report**

This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19

Site Address Flat A 53 Warminster Road London SE25 4DQ

Description Of Premises Domestic

Estimated age of wiring system 25 Year(s) Evidence of additions/alterations No

Installation record available?(651.1) No Date of last inspection 13-Jan-2016 if yes, estimated age year(s)

**Section D. Extent and limitations of inspecting and testing**

Extent of the electrical installation covered by this report

1. The electrical installation within the property described in details of the installation.
2. The electrical installation within the residential area of the building only.

Agreed limitations including the reasons (See Regulation 653.2)

1. A minimum of 10% of final circuit accessories inspected internally * A minimum of 20% for HMO properties in Scotland
2. No design information available.

Agreed with:

Operational limitations including the reasons

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET wiring regulations) as amended to: **2018**

It should be noted that cable concealed within trunking and conduits, under floors, in roof spaces, and generally within fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection.An inspection should be made within an accessible roof space housing other electrical equipment.

**Section E. Summary of the condition of the installation**

General condition of the installation (in terms of electrical safety)

Poor

Overall assessment of the installation in terms of its suitability for continued use Unsatisfactory

# Electrical Installation Condition Report - EICR

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

## Section F. Recommendations

Where the overall assessment of the suitability of the installation for continued use is 'unsatisfactory', I/we recommend that any observations classified as '*Danger present*' (Code C1) or '*potentially dangerous*' (Code C2) are acted upon as a matter of urgency.

Investigation without delay is recommended for observations identified as 'Requiring further investigation' (code FI).

Observations classified as 'Improvement recommended' (Code C3)' should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by 04-Jun-2026

## Section G. Declaration

**I/We, being the persons(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in Section D of this report.**

**INSPECTED AND TESTED BY:**

| | |
|---|---|
| Name | Solomon Adeshina |
| Signature |  |
| For/on behalf of | Gas-ElecArea 20 |
| Position | Engineer |
| Address | Stonebridge House,28-32 Bridge Street, Leatherhead,Surrey,KT22 8BZ, |
| Date | 04-June-2021 |

## Section H. Schedule(s)

1 schedule(s) of inspection and 1 schedule(s) of test results are attached.

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

## Section I. Supply characteristics and earthing arrangements

| EARTHING ARRANGEMENT | NUMBER AND TYPE OF LIVE CONDUCTORS | NATURE OF SUPPLY PARAMETERS | SUPPLY PROTECTIVE DEVICE |
|---|---|---|---|
| TN-S | a.c<br>1Ph 2 Wire<br>Confirmation of supply polarity Yes | Nominal voltage,U/U 230 V<br>Nominal frequency, f. 50 Hz<br>Prospective fault current, Ipf(2) 0.79 kA<br>External loop impedance Ze 0.31<br>Note:(1) by enquiry<br>(2) by enquiry or by measurement | BS(EN) 1361<br>Type: 11<br>Rated Current: 60 A |

**Other sources of supply (As detailed on attached schedule)** Yes

# Electrical Installation Condition Report - EICR

## Section J. Particulars of installation referred to in report

| MEANS OF EARTHING | | DETAILS OF INSTALLATION EARTH ELECTRODE | |
|---|---|---|---|
| Distributor's facility | Yes | Type | N/A |
| Installation earth electrode | No | Location | N/A |
| | | Resistance to Earth | N/A |

**Main protective conductor**

| | | | |
|---|---|---|---|
| Earthing conductor | Material Copper | CSA 16 mm | Connection/continuity verified Yes |
| Main protective bonding conductors | Material Copper | CSA 10 mm | Connection/continuity verified Yes |
| To water installation pipes<br>Yes | To gas installation pipes<br>Yes | To oil installation pipes<br>N/A | To structural steel<br>N/A |
| To lightning protection<br>N/A | To other incoming services N/A | | |

**Main switch/switch-fuse/circuit-breaker/RCD**

| | | |
|---|---|---|
| Location Outside Flat | Current rating 60 A | **If RCD main switch** |
| | Fuse/device rating or setting A | Rated residual operating current(I) mA |
| | Voltage rating 230 V | Rated time delay ms |
| BS(EN) 5486 | | Measured operating time(at I) ms |
| No of poles 2 | | |

## Section K. Observations

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the *Extent and limitations* of the I*nspection* and testing section.

| No. | OBSERVATION(S) | CLASSIFICATION CODE |
|---|---|---|
| 1 | The consumer unit is not suitable for the current regulation | C2 – Potential Danger Present |
| 2 | There is no RCD protection to all circuit. | C2 – Potential Danger Present |
| 3 | Found that the ring circuit as its neutral open circuit | C2 – Potential Danger Present |

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the persons(s) responsible for the installation the degree of urgency for remedial action.

C1 - Danger Present, Risk of injury. Immediate remedial action required

C2 - Potentially dangerous - urgent remedial action required

C3 - Improvement recommended

FI - Further investigation required without delay

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## Section O. Schedule of circuit details

| | |
|---|---|
| **DB reference no** | 1 |
| **Location** | Outside the Flat |
| **Zs at DB** | 0.31 |
| **I at DB(kA)** | 0.79 |
| **Correct Polarity of supply confirmed** | YES |
| **Phase rotation confirmed** | N/A |

**Details of circuits and/or installed equipment vulnerable to damage when testing**

None

**Details of test instruments used(state serial and/or asset**

| | |
|---|---|
| Continuity | 9898009 |
| Insulation resistance | 9898009 |
| Earth fault loop impedance | 9898009 |
| Earth electrode resistance RCD | 9898009 |

**Tested by :**

**Name (Capitals)** SOLOMON ADESHINA

**Signature :**  **Date :** 04-Jun-2021

**Test results**

**Circuit Details**

| Circuit Number | Circuit Description | Type | Rating In A | Breaking capacity | RCD In (mA) | Maximum Permitted Zs | Protective Device / Conductor Details: Reference method | Live (mm2) | Cpc (mm2) | Ring final circuit continuity (ohms): r1 (Line) | Rn (Neutral) | r2 (CPC) | Continuity (ohms): (R1 +R2) | R2 | Insulation Resistance (mega ohms): Insulation Resistance Test Voltage | Live / Live | Live / Earth | Polarity | Maximum measured (Zs) (Ohms) | RCD*5 time( ms) | RCD Test Button Operation | Manual AFDD test button operation | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Cooker point | BS (EN) 60898 Type B | 30 | 3 | N/A | 0 | C | 6.0 | 2.5 | N/A | N/A | N/A | 0.16 | N/A | 25 n | .200 | >200 | Yes | 0.43 | N/A | N/A | N/A | No RCD Protection |
| 2 | Socket outlets Throughout | BS (EN) 60898 Type B | 30 | 3 | N/A | 0 | C | 2.5 | 1.5 | 0.21 | O/C | 0.35 | 0.33 | N/A | 25 n | .200 | >200 | Yes | 0.68 | N/A | N/A | N/A | No RCD Protection |
| 3 | Lighting throughout | BS (EN) 60898 Type B | 6 | 3 | N/A | 5.82 | C | 1.5 | 1.0 | N/A | N/A | N/A | 0.41 | N/A | 25 n | .200 | >200 | Yes | LIM | N/A | N/A | N/A | No RCD Protection |

DISTRIBUTION BOARD INSPECTION SCHEDULE FOR SINGLE DISTRIBUTION BOARD INSTALLATIONS

**N. Schedule of inspections for the main intake and associated circuits for use with Electrical Installation Condition Report**

| OUTCOMES | Acceptable condition | AC | Unacceptable condition | state C1 or C2 | Improvement recommended | State C3 | Not verified | NV | Limitation | Lim | Not applicable | NA | Further Investigation | FI |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| ITEM NO | DESCRIPTION | OUTCOME *(Use codes above Provide additional comments where appropriate)* |
|---|---|---|
| 1.0 | **EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)** | |
| 1.1 | Service Cable | AC |
| 1.2 | Service Head | LIM |
| 1.3 | Earthing Arrangement | AC |
| 1.4 | Meter tails | AC |
| 1.5 | Metering equipment | AC |
| 1.6 | Isolator (where present) | NA |
| | | |
| 2.0 | **PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)** | NA |
| | | |
| 3.0 | **EARTHING/BONDING ARRANGEMENTS (411.3, CHAP 54)** | |
| 3.1 | Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2) | AC |
| 3.2 | Presence and condition of earth electrode connection where applicable 9542.1.2.3) | NA |
| 3.3 | Provision of earthing/bonding labels at all appropriate locations (514.13.1) | AC |
| 3.4 | Confirmation of earthing conductor size (542.3; 543.1.1) | AC |
| 3.5 | Accessibility and condition of earthing conductor and MET (543.3.2) | AC |
| 3.6 | Confirmation of main protective conductor sizes (544.1) | AC |
| 3.7 | Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1 | AC |
| 3.8 | Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2) | AC |
| | | |
| 4.0 | **CONSUMER UNIT(S) /DISTRIBUTION BOARD(S)** | |
| 4.1 | Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1) | AC |
| 4.2 | Security of fixing (134.1.1) | AC |
| 4.3 | Condition of enclosure(s) in terms of IP rating etc (416.2) | AC |
| 4.4 | Condition of enclosure(s) in terms of fire rating etc (421.1.1.201; 526.5) | C3 |
| 4.5 | Enclosure not damaged/deteriorated so as to impair safety (651.2) | AC |
| 4.6 | Presence of main linked switch (as required by 462.1.201) | AC |
| 4.7 | Operation of main switch (functional check) (643.10) | AC |
| 4.8 | Manual operation of circuit breakers and RCDs to prove disconnection (643.10) | AC |
| 4.9 | Correct identification of circuit details and protective devices (514.8.1; 514.9.1) | AC |
| 4.10 | Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2 | C3 |
| 4.11 | Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14) | C3 |
| 4.12 | Presence of alternative supply warning notice at or near consumer unit/distribution board (514 | NA |
| 4.13 | Presence of other required labelling (please specify) (Section 514) | NA |
| 4.14 | Compatibility of protective devices, bases and other components; correct type and rating (No Signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, | AC |
| 4.15 | Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3) | AC |
| 4.16 | Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11) | C3 |
| | | |

| | | |
|---|---|---|
| 4.17 | Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1) | C3 |
| 4.18 | RCD(s) provided for fault protection - includes RCBOs (411.4.204;411.5.2; 531.2) | C2 |
| 4.19 | RCD's provided for additional protection/requirements - includes RCBO's (411.3.3; 415.1) | C2 |
| 4.20 | Confirmation of identification that SPD is functional (651.4) | NA |
| 4.21 | Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1) | AC |
| 4.22 | Adequate arrangements where generating set operates as a switched alternative to the public supply (551.6 | NA |
| 4.23 | Adequate arrangements where a generating set operates in parallel with the public supply (551.7) | NA |
| 5.0 | **FINAL CIRCUITS** | |
| 5.1 | Identification of conductors (514.3.1) | AC |
| 5.2 | Cables correctly supported throughout their run (521.10.202; 522.8.5) | LIM |
| 5.3 | Condition of insulation of live parts (416.1) | AC |
| 5.4 | Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) | LIM |
| | To include integrity of conduit and trunking system (metallic and plastic) | AC |
| 5.5 | Adequacy of cables for current carrying capacity with regard for the type and nature of the installation (Section 523) | AC |
| 5.6 | Coordination between conductors and overload protective devices (433.1; 533.2.1) | AC |
| 5.7 | Adequacy of protective devices: type and rated current for fault protection (411.3) | AC |
| 5.8 | Presence and adequacy of circuit protective conductors 411.31; Section 543) | AC |
| 5.9 | Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522) | AC |
| 5.10 | Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202) | LIM |
| 5.11 | Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and Limitations) | LIM |
| 5.12 | **Provision of additional requirements for protection by RCD not exceeding 30mA** | |
| | For all socket-outlets of rating 32 A or less, unless an exemption is permitted (411.3.3) | C2 |
| | For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3) | C2 |
| | For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203) | AC |
| | For cables concealed in walls/partitions containing metal parts regardless of depth(522.6.203) | AC |
| | Final circuits supplying luminaires within domestic (household) premises (411.3.4) | C2 |
| 5.13 | Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527) | LIM |
| 5.14 | Band II cables segregated/separated from Band I cables (528.1) | LIM |
| 5.15 | Cables segregated/separated from communications cabling (528.2) | LIM |
| 5.16 | Cables segregated/separated from non-electrical services (528.3) | LIM |
| 5.17 | **Termination of cables at enclosures - indicate extent of sampling in section D of the report (Section 526)** | |
| | Connections soundly made and under no undue strain (526.6) | AC |
| | No basic insulation of a conductor visible outside enclosure (526.8) | AC |
| | Connections of live conductors adequately enclosed (526.5) | AC |
| | Adequately connected at point of entry to enclosure (glands, Bushes etc) (522.8.5) | NA |
| 5.18 | Condition of accessories including socket outlets, switches and joint boxes (651.2 (v)) | AC |
| 5.19 | Suitability of accessories for external influences (512.2) | AC |
| 5.20 | Adequacy of working space/accessibility to equipment (132.12; 513.1) | AC |

| | | |
|---|---|---|
| 5.21 | Single-pole switching or protective devices in line conductor only (132.4.1; 530.3.3) | AC |
| 6.0 | **LOCATION(S) CONTAINING A BATH OR SHOWER** | |
| 6.1 | Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3) | C2 |
| 6.2 | Where used as a protective measure, requirements of SELV or PELV met (701.414.4.5) | NA |
| 6.3 | Shaver sockets comply with BS EN 61558-2-5 formerly BS3535 (701.512.3) | C2 |
| 6.4 | Presence of supplementary bonding conductors, unless required by BS 7671:2018 (701.415.2) | AC |
| 6.5 | Low voltage (e.g. 230 volt) socket outlet sited at least 3M from zone 1 (701.512.3)) | AC |
| 6.6 | Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2) | AC |
| 6.7 | Suitability of accessories and controlgear etc for a particular zone (701.512.3) | AC |
| 6.8 | Suitability of current-using equipment for particular position within the location (701.55) | NA |
| 7.0 | **OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS** | |
| 7.1 | List all other special locations present, if any. (Record separately the results of particular inspections applied) | NA |

## CONDITION REPORT. GUIDANCE FOR RECIPIENTS

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

1. The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).
2. The person ordering the Report should have received the “original” Report and the inspector should have retained a duplicate.
3. 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.
4.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 six-monthly. **For safety reasons it is important that this instruction is followed**.
5. Section D (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.
6. 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 D.
7. For items classified in Section K 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.
8. For items classified in Section K 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.
9. Where it has been stated in Section K that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code 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 F).
10. 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 in Section F of the Report under ‘Recommendations’ and on a label at or near to the consumer unit /distribution board.

## CONDITION REPORT INSPECTION SCHEDULE GUIDANCE FOR THE INSPECTOR

1. Section 1.0. Where inadequacies in the distributor’s equipment are encountered the inspector should advise the person ordering the work to inform the appropriate authority.
2. Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection. The absence of such protection should as a minimum be given a code C3 classification (item 5.12).
3. The schedule is not exhaustive.
4. Numbers in brackets are Regulation references to specified requirements.

**Additional Comment**

N/A

**This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19**

This report has been completed and issued by Gas-elec Safety (UK) Ltd

**Quotation ID:** 480405

# Quotation

**To:** Add Living
41-42 Eastcastle Street
London
W1W 8DU

**From:** Area 20
Stonebridge House
Stonebridge House
Leatherhead
Surrey
KT22 8BZ

***Tel:*** 01372 811 511
***Freephone:*** *0800 587 9999*
***Fax:*** *01372 210801*
***E-mail:*** area20@gas-elec.co.uk
***Website:*** *www.gas-elec.co.uk*

Date: 04-Jun-2021

**RE: Flat A 53 Warminster Road, London, SE25 4DQ**

Dear Sally James,

Thank you for the opportunity to provide an estimate for the remedial works at the above property. Following our survey at the property, the cost to implement the recommended work will cost **£665.00** plus VAT (which includes all parts and labour).

For full details of the works required at the above property with the different options , please find these details on the following page(s).

This estimate is valid for 28 days from the date shown above. If you have any questions or would like to proceed with the works, please contact us by phone on 01372 811 511 or by email area20@gas-elec.co.uk. Alternatively, please complete and return the Order Confirmation below.

gas-elec and all of the gas-elec engineers are registered with accreditation bodies and are qualified to carry out all types of gas & electrical remedial works. Gas-elec is also able to register work for building control purposes.

Yours sincerely,
Sandra Maree

Area 20

**Quotation ID:** 480405

# Quotation

**Details of work required:**
***The items below refer to those listed in Section K, 'Observations' on page 3 of the Electrical Installation Condition Report:***

1) Code - C2 – Potential Danger Present; - The consumer unit is not suitable for the current regulation
***:- Supply & install 18th Edition non-combustible fuse-board with RCD protection to all circuits.***

2) Code - C2 – Potential Danger Present; - There is no RCD protection to all circuit.
***:- Rectified by item 1.***

3) Code - C2 – Potential Danger Present; - Found that the ring circuit as its neutral open circuit
***:- Investigate neutral continuity readings on ring circuit, tighten connections, trace faults and rectify if possible, if not possible, advise further on a course of action.***

*Note: Due care will be taken to avoid damage to the décor, but where this is unavoidable, please note that plastering over and making good is not included in this estimate. Gas-elec are unable to offer this service and as such this will need to be rectified separately by the client*

This recommended work will cost £665.00 plus VAT (which includes all parts and labour).

**Quotation ID:** 480405

# Quotation

## Terms & Conditions

1. The quotation is valid for 28 days.
2. Work will only commence on receipt of a deposit of 50% of the value of the installation.
3. The quotation is for the works as detailed on the quotation letter. Any extra work will need to be paid for separately.
4. Work will commence on receipt of the signed order at the bottom of this quotation .
5. All work is guaranteed for 12 months from the date of installation.
6. Please note that if you choose to pay by credit card, you may be charged a fee for this method of payment. If you choose to pay by debit card, no additional charges will apply.
7. Please Note: When carrying out the electrical remedial works, there may be a requirement for decorative repair such as plastering and decorating. Gas elec are unable to offer this service so this will need to be dealt with separately by the Landlord or Agent.

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**ORDER CONFIRMATION**

I, _____, do hereby accept the quotation

(reference no.: _____) and agree to the Terms & Conditions listed above.

Signed: _____ Print name: _____

Address: _____

_____

_____

Post Code: _____

Contact number: _____

Email address: _____