Certificate no. 1716060

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 Tenancy EICR

Date(s) on which inspection and testing was carried out 17-May-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 G 53 Warminster Road London SE25 4DQ

Description Of Premises Domestic

Estimated age of wiring system 30 Year(s) Evidence of additions/alterations Yes

Installation record available?(651.1) No Date of last inspection 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.

Agreed limitations including the reasons (See Regulation 653.2)

1. Supplier's fuse sealed, cannot inspect internally
2. A minimum of 10% of final circuit accessories inspected internally *A minimum of 20% for HMO properties in Scotland
3. No communal areas tested or inspected.
4. No design information available.
5. Some points inaccessible due to obstruction.
6. Live and neutral insulation resistance testing omitted

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)

Good with Improvement

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

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*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 17-May-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	Benon Karabarinde
Signature	
For/on behalf of	Gas-ElecArea 20
Position	Engineer
Address	Stonebridge House,28-32 Bridge Street, Leatherhead,Surrey,KT22 8BZ,
Date	17-May-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 1Ph 2 Wire Confirmation of supply polarity Yes	Nominal voltage,U/U 230 V Nominal frequency, f. 50 Hz Prospective fault current, Ipf(2) kA External loop impedance Ze Note:(1) by enquiry (2) by enquiry or by measurement	BS(EN) LIM Type: LIM Rated Current: LIM A

Other sources of supply (As detailed on attached schedule) No

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Section J. Particulars of installation referred to in report

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

Main protective conductor

Earthing conductor	Material Copper	CSA 6 mm	Connection/continuity verified Yes
Main protective bonding conductors	Material Copper	CSA 10 mm	Connection/continuity verified No
To water installation pipes Yes	To gas installation pipes Yes	To oil installation pipes N/A	To structural steel N/A
To lightning protection N/A	To other incoming services N/A		

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

Location Communal Entrance Lobby	Current rating 60 A Fuse/device rating or setting A Voltage rating 230 V	**If RCD main switch** Rated residual operating current(I) mA Rated time delay ms Measured operating time(at I) ms
BS(EN) 5419		

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	Final circuit less than 32 A not protected by an RCD in accordance with 415.1 (TN-C-S/TN-S system) (BS 7671:2018 Regulation - 705.411.1)	C3 – Recommend Improvement
2	No 30mA RCD protection for all circuits with socket outlets for internal use only (BS 7671:2018 Regulation - 411.3.3)	C3 – Recommend Improvement
3	No circuit identification details present (BS 7671:2018 Regulation - 514.8.1, 514.9.1)	C3 – Recommend Improvement
4	Consumer Unit is made from combustible (plastic) material and situated on the sole escape route – no thermal damage. (Regulations change from 2016) Regulation: 421.1.201	C3 – Recommend Improvement
5	Circuit passing through zone 1 or 2 of a location containing a bath or a shower – no 30mA RCD protection (BS 7671:2018 Regulation - 701.411.3.3)	C3 – Recommend Improvement
6	The Consumer Unit is mounted at a height which prevents ease of user access (BS 7671:2018 Regulation - 513.1)	C3 – Recommend Improvement
7	No 30mA RCD protection for circuits 1-4 where cables installed <50mm in walls. Regulation: 522.6.202	C3 – Recommend Improvement
8	Battery Smoke detectors are out of date	Not Applicable

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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	Entrance Communal Lobby
Zs at DB	0.35
I at DB(kA)	650
Correct Polarity of supply confirmed	YES
Phase rotation confirmed	N/A

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

Luminaire

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

Continuity	MFT- Megger - SN 1012985
Insulation resistance	MFT- Megger - SN 1012985
Earth fault loop impedance	MFT- Megger - SN 1012985
Earth electrode resistance RCD	MFT- Megger - SN 1012985(

Tested by :

Name (Capitals) BENON KARABARINDE

Signature :  **Date :** 17-May-2021

Test results

Circuit Details

							Protective Device			Conductor Details													
Circuit Number	Circuit Description	Type	Rating In A	Breaking capacity	RCD In (mA)	Maximum Permitted Zs	Reference method	Live (mm2)	Cpc (mm2)	r1 (Line)	Rn (Neutral)	r2 (CPC)	(R1 +R2)	R2	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
										Ring final circuit continuity (ohms)			Continuity (ohms)			Insulation Resistance (mega ohms)							
1	Lighting throughout	BS3871 Type 2	6	3		4.08	C	1.0	1.0	N/A	N/A	N/A	1.42	N/A	250	LIM	>999	Yes	1.09	N/A	N/A	N/A	
2	Security alarm	BS (EN) 60898 Type B	16	3		2.18	C	2.5	1.5	N/A	N/A	N/A	0.12	N/A	250	LIM	>999	Yes	0.46	N/A	N/A	N/A	
3	Socket outlets Throughout	BS (EN) 60898 Type B	32	3		1.1	C	4.0	2.5	N/A	N/A	N/A	0.78	N/A	250	LIM	>999	Yes	0.98	N/A	N/A	N/A	
4	Cooker & Fridge	BS (EN) 60898 Type B	32	3		1.1	C	6.0	2.5	N/A	N/A	N/A	0.18	N/A	250	LIM	>999	Yes	0.52	N/A	N/A	N/A	

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)	C3
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	NA
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)	NA
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)	AC

4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	AC
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204;411.5.2; 531.2)	C3
4.19	RCD's provided for additional protection/requirements - includes RCBO's (411.3.3; 415.1)	C3
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	
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	
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)	
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)	C3
	For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	NA
	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	C3
	For cables concealed in walls/partitions containing metal parts regardless of depth(522.6.203)	
	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	
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)	AC
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)	

5.21	Single-pole switching or protective devices in line conductor only (132.4.1; 530.3.3)	
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)	NA
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)	NA
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

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

Accompanying Photos

Gas-elec Group
Summer Road,
Walsham - Le - Willows,
Bury St Edmunds,
IP31 3AJ 7PJ
TEL : **0800 5879999**

Job No.: 1716060

Date : 17/05/2021

GAS safe REGISTER 592287

NAPIT

Accompanying photos provided by the engineer

Description: Ga1



Description: G2



The results shown on this report reflect the situation at the time of the inspection. Gas-Elec, its employees and engineers cannot be held responsible for any failure of the boiler or heating system after the inspection.

The report is a general visual, surface and functional examination of the central heating and / or plumbing system without risk of causing damage to the property or injury to the inspector. Due care is therefore exercised throughout the inspection regarding safety, practically and the constraints of being a visitor to the property (which may be occupied). Furniture, floor coverings and the contents are not moved or lifted and no part is forced or laid open to make accessible. Gas-elec Safety (UK) Ltd. or it's employees accept no liability for the consequences of any errors or omissions on this report.

Inspector:

Benon Karabarinde

Inspector Signature: