



ELECTRICAL INSTALLATION CONDITION REPORT

REPORT No: EICR-20221118143646

This report documents an accurate assessment of the condition of the electrical installation and whether it is fit for continued service in accordance with BS7671:2018+A2:2022 (18th Edition)

86-96 Cassini Drive, Oakhurst
Swindon
SN25 2JL

The following work was carried out at the address above

100% of the fixed wire installation and 20% visual inspection of accessories.

And was deemed to be:

SATISFACTORY

Company issuing this Report

M French Electrical Services
15 Taylor Crescent
Swindon
Wiltshire
SN3 4UX
info@mfranchelectrical.co.uk
CPS Enrolment No: NAPI65261

Issued on
21/09/2022

Inspected by
Mason French

Reviewed by
Mason French

Recommended re-test

5 YEARS from date of issue

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DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT
Client name

Babbington Property Management

Address

1st Floor, 44 Black Bourton Road,

Town

Carterton

County

-

Postcode

OX18 3HE

Telephone

-

Mobile

-

Email

-

REASONS FOR PRODUCING THIS REPORT
Reasons for producing this report

Landlord safety report.

Date inspection carried out

21/09/2022

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT
Occupier name

-

Address

86-96 Cassini Drive, Oakhurst

Town

Swindon

County

-

Postcode

SN25 2JL

Telephone

-

Evidence of additions/alterations
 Yes | No | Not apparent

If yes, estimated age of alterations

- Years

Estimated age of the installation

18 Years

Date of previous inspection

09/09/15

Description of premises
 Residential | Commercial | Industrial
 Other

-

Installation records available
 Yes | No (Regulation 621.1)

Records held by

-

Previous report/certificate no

-

EXTENT AND LIMITATIONS OF INSPECTION AND TESTING
Extent of the electrical installation covered by this report - see additional page at the end of this report

100% of the fixed wire installation and 20% visual inspection of accessories.

The inspection and testing in this report and accompanying schedules have been carried out in accordance with BS7671:2018+A2:2022 (18th Edition). It should be noted that 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. An inspection should be made within an accessible roof space housing other electrical equipment.

Agreed & Operational limitations including the reasons (See Regulation 653.2)

Agreed with

SITE

Number	Type	Limitation description
1	Operational	Cables concealed within conduit, trunking or within the general fabric of the building (under floors, walls, etc) have not been inspected.

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 above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that 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 as described above.

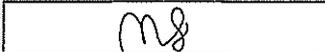
Overall assessment of the installation in terms of its suitability for continued use:

SATISFACTORY
Inspected and tested by

Name

Mason French

Signature



Position

Electrician

Date

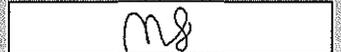
21/09/2022

Report authorised by

Name

Mason French

Signature



Position

Electrician

Date

21/09/2022

NEXT INSPECTION

I, recommend that this installation is further inspected and tested in

5 YEARS

SCHEDULE(S)

1 schedule(s) of inspection and 1 schedule(s) of test results are included in this report.

OBSERVATIONS AND RECOMMENDATIONS

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

0 item(s)	0 item(s)	1 item(s)	0 item(s)	0 item(s)	0 item(s)	0 item(s)
Danger present, risk of injury, immediate remedial action required	Potentially dangerous - urgent remedial action required	Improvement recommended	Further investigation required without delay	Not applicable	Not verified	See Notes for recipients

The following observations and recommendations have been made

Item no	Inspection schedule item no	Observations and recommendations	Location	DB-Circuit / reference	Code
1	4.4	Consumer unit in a domestic household premises is not metal or installed in a non-combustible cabinet, showing NO signs of thermal damage, located in the sole means of escape for a dwelling area. See Regulation 421.1.201.	Under Stairs	Main DB	

SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Good condition. Accessories in good serviceable condition.

Where the overall assessment of the suitability of the installation for continued use below is stated as **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 '*Further Investigation required*' (Code F1). Observations classified as '*Improvement Recommended*' (Code C3) should be given due consideration.

Overall assessment of its suitability for continued use

SATISFACTORY

DETAILS OF THE COMPANY

Trading title M French Electrical Services	Postcode SN3 4UX	Company email Info@mfrenchelectrical.co.uk
Address 15 Taylor Crescent	Telephone no -	Website www.mfrenchelectrical.co.uk
Town Swindon	Mobile number 07501516308	
County Wiltshire	Enrolment no NAPI65261	

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and type of live conductors	Nature of supply parameters	Supply Protective Device
TN-S <input type="checkbox"/>	a.c. <input type="checkbox"/> d.c. <input type="checkbox"/>	Nominal voltage - Uo N/A V Uo 230 V	BS(EN) UNKNOWN
TN-C-S <input checked="" type="checkbox"/>	1-phase (2 wire) <input checked="" type="checkbox"/> 1-phase (3 wire) <input type="checkbox"/> 2 pole <input type="checkbox"/>	Nominal frequency - f 50 Hz No of supplies 1	Type -
TN-C <input type="checkbox"/>	2-phase (3 wire) <input type="checkbox"/> 3 pole <input type="checkbox"/>	PFC - Ipf 0.984 kA Supply polarity confirmed <input checked="" type="checkbox"/>	Short circuit capacity (kA) UNKNOWN
TT <input type="checkbox"/>	3-phase (3 wire) <input type="checkbox"/> 3-phase (4 wire) <input type="checkbox"/> Other <input type="checkbox"/>	Earth loop impedance - Ze 0.23 Ω	Rated current (A) UNKNOWN
IT <input type="checkbox"/>			

PARTICULARS OF INSTALLATION REFERRED TO IN THIS REPORT

Means of earthing	Details of installation earth electrode (where applicable)	
Distributor's facility <input checked="" type="checkbox"/>	Type: eg rod, tape N/A	Resistance to earth N/A Ω
Earth electrode	Location N/A	Method of measurement N/A

Main switch / switch fuse / circuit breaker / RCD		Earthing conductor	Main protective bonding conductors	Bonding of extraneous conductive parts	
Type BS(EN) 60947-2	Voltage rating 240 V	Conductor material Copper	Conductor material N/A	Water <input type="checkbox"/>	Gas <input type="checkbox"/>
No of poles 2	Rated current - In 100 A	Conductor csa (mm ²) 16	Conductor csa (mm ²) -	Oil <input type="checkbox"/>	Structural steel <input type="checkbox"/>
Conductor material Copper	Fuse/device rating or setting - A	Continuity check <input checked="" type="checkbox"/>		Lightning protection <input type="checkbox"/>	Other services <input type="checkbox"/>
Conductor csa (mm ²) 25	RCD operating current, In - mA				
RCD time delay (ms) - ms	RCD operating time at IΔn - ms				

Location of main switch

Under stairs electrical cupboard

BONDING OUTCOMES	Pass <input checked="" type="checkbox"/>	Fail <input type="checkbox"/>	Non-existent <input type="checkbox"/>	No access <input type="checkbox"/>	Not continuous <input type="checkbox"/>	Limitation LIM <input type="checkbox"/>	Not applicable N/A <input type="checkbox"/>
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SCHEDULES OF INSPECTION

Acceptable condition		Unacceptable condition		C1		C2		Improvement recommended		C3		Further investigation		FI	Not verified		N/A	Lim		LIM	Not applicable		N/A
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Item No	DESCRIPTION	OUTCOME See codes above
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)	
1.0	INTAKE EQUIPMENT (VISUAL INSPECTION ONLY) An outcome against an item in this section, other than access to live parts, should NOT be used to determine the overall outcome.	
1.1	<ul style="list-style-type: none"> - Service cable - Service head - Earthing arrangement - Meter tails - Metering equipment - Isolator (where present) <p>NOTE 1: Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and / or duty holder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority.</p> <p>NOTE 2: For this section only, where inadequacies are found, an 'X' should be put against the appropriate item and a comment made in the Observations and Recommendations section.</p>	
	Person ordering work / duty holder notified (YES / NO / N/A)	YES
1.2	Consumer's isolator (where present)	
1.3	Consumer's meter tails	
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	
2.0	Presence of adequate arrangements for other sources such as microgenerators (551.6; 551.7)	N/A
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)	
3.1	Presence and condition of distributor's earthing arrangements (542.1.2.1; 542.1.2.2)	
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	
3.6	Confirmation of main protective bonding conductor sizes (544.1)	
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)	
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	
4.2	Security of fixing (134.1.1)	
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	C2
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	
4.6	Presence of main linked switched (as required by 462.1.201)	
4.7	Operation of main switch (functional check) (643.10)	
4.8	Manual operation of circuit breakers and RCD's to prove disconnection (643.10)	
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)	
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	
4.12	Presence of other required labelling (please specify) (Section 514)	

Item No	DESCRIPTION	OUTCOME See codes above
cont'd	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)	
4.13	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, 433)	✓
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	✓
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	✓
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	✓
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	✓
4.18	RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)	✓
4.19	Confirmation of indication that SPD is functional (651.4)	N/A
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
5.0	FINAL CIRCUITS	
5.1	Identification of conductors (514.3.1)	✓
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)	N/A
5.4	Non sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) * To include the integrity of conduit and trunking systems (metallic and plastic)	N/A
5.4.1	To include the integrity of conduit and trunking systems (metal and plastic) * To include the integrity of conduit and trunking systems (metallic and plastic)	N/A
5.5	Adequacy of cables for current carrying capacity with regard for the type and nature of installation (Section 523)	✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓
5.10	Concealed cables installed in prescribed zones (see Extent and limitations) (522.6.202)	N/A
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Extent and limitations) (522.6.204;)	LIM
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA	✓
	* for all socket outlets of rating 32A or less, unless an exception is permitted (411.3.3)	✓
	* for supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	N/A
	* for cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	N/A
	* for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	✓
	* for final circuits supplying luminaires within domestic (household) premises (411.3.4)	✓

Item No	DESCRIPTION	OUTCOME See codes above
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	N/A
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A
5.17	Termination of cables at enclosures - Indicate extent of sampling in Extent of Limitations of the report (Section 526)	✓
	* Connections soundly made and under no undue strain (526.6)	✓
	* No basic insulation of a conductor visible outside enclosure (526.8)	✓
	* Connections of live conductors adequately enclosed (526.5)	✓
	* Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (v))	✓
5.19	Suitability of accessories for external influences (512.2)	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 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 (704.411.3.3)	N/A
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	N/A
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5m from zone (701.512.3)	N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A
6.7	Suitability of accessories and control-gear etc. for a particular zone (701.512.3)	N/A
6.8	Suitability of current using equipment for particular position within the location (701.55)	N/A
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS	
Inspected by		
Name (Capitals)	Signature	Date
Mason French		21/09/2022

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DB-1 - Under Stairs - (Hager) (6 ways)

Applies in every case				Characteristics at this board			
DB name	DB-1	Supplied from	Origin	Supply polarity confirmed <input checked="" type="checkbox"/>			
Location	Under Stairs	No of circuits	6	No of phases	1	Phase sequence confirmed <input type="checkbox"/> N/A	
SPD Details		Type T1	N/A	Type T2	N/A	Type T3	N/A
							SPD Operation status confirmed <input type="checkbox"/> N/A
Overcurrent protective device for the supply circuit				Measurements at this board			
BS(EN)	UNKNOWN	Rating (A)	-	Voltage Rating (V)	-	Zs (Ω)	0.23
						lpf (kA)	0.984
						IΔn (ms)	N/A
Main switch at this board							
BS(EN)	61008	Rating (A)	63	Voltage Rating (V)	250	Fault current rating (kA)	-
						RCD Rating (mA)	30
						IΔn (ms)	33.5

CIRCUIT DETAILS

Cct No	Designation	No of points	Wiring type	Ref method	Conductors			Overcurrent devices					RCD	
					Live (mm ²)	cpc (mm ²)	Dis time (s)	BS(EN)	Rating (A)	Short circuit (kA)	Voltage Rating (V)	Max Zs (Ω)	RCD type	IΔn (mA)
1	SOCKETS	6	A	101	2.5	1.5	0.4	60898-B	32	6	400	1.10	AC	30
2	HALL LIGHTS	11	A	101	1.5	1	0.4	60898-B	6	6	400	5.87	AC	30
3	STAIR LIGHTS	2	A	101	1.5	1	0.4	60898-B	6	6	400	5.87	AC	30
4	CUPBOARD LIGHTS	1	A	101	1.5	1	0.4	60898-B	6	6	400	5.87	AC	30
5	DOOR ENTRY	1	A	101	1.5	1	0.4	60898-B	6	6	400	5.87	AC	30
6	SMOKES	6	A	101	1.5	1	0.4	60898-B	6	6	400	5.87	AC	30

TEST RESULTS DB-1 - Under Stairs - (Hager 6 ways)

Cct No	Designation	Ring final circuits (measured end to end)			At least one column to be completed		Insulation resistance			Polarity	Meas Zs (Ω)	Meas kA	RCD		AFDD	
		(r1) (Ω)	(rn) (Ω)	(r2) (Ω)	R1+R2 (Ω)	R2 (Ω)	IR Test voltage (V)	L-L (MΩ)	L-E (MΩ)				RCD at IΔn (ms)	RCD Test button	AFDD Test button	Circuit vulnerable to test
1	SOCKETS	0.56	0.55	0.91	1.49	-	250	>999	>999	✓	0.83	0.277	33.5	✓	N/A	Yes
2	HALL LIGHTS	-	-	-	-	-	250	>999	>999	✓	1.87	0.099	33.5	✓	N/A	Yes
3	STAIR LIGHTS	-	-	-	-	-	250	>999	>999	✓	0.6	0.405	33.5	✓	N/A	Yes
4	CUPBOARD LIGHTS	-	-	-	-	-	250	>999	>999	✓	0.24	0.980	33.5	✓	N/A	Yes
5	DOOR ENTRY	-	-	-	-	-	250	>999	>999	✓	1.04	0.222	33.5	✓	N/A	Yes
6	SMOKES	-	-	-	-	-	250	>999	>999	✓	1.69	0.136	33.5	✓	N/A	Yes

ENGINEER AND TEST INSTRUMENTS

Multifunction 101563078	Continuity -	Insulation resistance -	EFLI Tester -	RCD tester -
Tested by (Capitals) Mason French	Signature 		Date 21/09/2022	

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ADDITIONAL EXTENT OF INSTALLATION TEXT- CONTINUED FROM FIRST PAGE OF THIS REPORT

Continued from first page...

Loft inspected.