



SECTION A: DETAILS OF THE CLIENT

Name HML Andertons Ltd Address 92 Victoria Road
Aldershot
GU11 1SS

SECTION B: REASON FOR PRODUCING THIS REPORT

Safety assessment requested by client
Dates on which the inspection and testing was carried out 22 Jan 2018

SECTION C: DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier Communal Address Monxton Place
Sherfield on Lodden
Hook
Hampshire
RG27 0FB
Description of premises: Domestic Commercial Industrial Other -
Estimated age of the installation 10 years Evidence of additions/alterations If yes, estimated age 0 years
Installation records available? (Regulation 621.1) Date of last inspection -

SECTION D: EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the installation covered by this report
100% of the installation
Agreed limitations including the reasons (see Regulation 634.2)

1	The primary overcurrent device for the installation is unknown.
2	Inspection Schedule Item 5.2: Cables correctly supported throughout their run (522.8.5).
3	Inspection Schedule Item 5.10: Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202).
4	Inspection Schedule Item 5.11: Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204;).

Agreed with -
Operational limitations including the reasons
Cabling within floors, walls and ceilings not inspected
Circuits deemed critical for building operation live tested only
Emergency lighting and fire alarms do not form part of this certificate
Accessory sample rate of over 25%
The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2008 (IET Wiring Regulations) as amended to 2015.
It should be noted that cables concealed within trunking and conduits, under floor, 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.

SECTION E: SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the electrical installation (in terms of electrical safety)
The general condition of this installation is good
Overall assessment of the installation in terms of its suitability for continued use **SATISFACTORY**
An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.

SECTION F: RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above 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 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 be further inspected and tested by 22 Jan 2023



SECTION G: 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 of inspection and testing in section D of this report.

Inspection and tested by:				Report authorised for issue by:			
Name	Daniel Talbot			Name	Daniel Talbot		
Position	Duty Holder	Date	22 Jan 2018	Position	Duty Holder	Date	22 Jan 2018
Signature				Signature			

Details of the contractor			
Trading title	Jigsaw Electrical Services	Enrolment/branch	604596000 /
Address	3 Partridge Way Merrow Guildford GU4 7DW 01483 826 826	Telephone	01483 826 826

SECTION H: SCHEDULE

The following items are part of this document and this report is valid only when they are to it:

4	observations.
95	items in the schedule of inspection.
1	schedule(s) of test results for boards with a total of 8 circuits.

SECTION I: SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and Type of Live Conductors	Nature of Supply Parameters	Supply Protective Device
TN-C <input type="checkbox"/>	a.c. <input checked="" type="checkbox"/> d.c. <input type="checkbox"/>	Nominal voltage U/U0 230 / 230 V	BS (EN) LIM
TN-S <input type="checkbox"/>	1-phase, 2-wire <input checked="" type="checkbox"/> 2-wire <input type="checkbox"/>	Nominal frequency f * 50 Hz	Type -
TN-C-S <input checked="" type="checkbox"/>	2-phase, 3-wire <input type="checkbox"/> 3-wire <input type="checkbox"/>	Prospective fault current Ipf ** 1.9 kA	Rated current - A
TT <input type="checkbox"/>	3-phase, 3-wire <input type="checkbox"/> Other -	External loop impedance Ze ** 0.12 Ω	Short-circuit capacity - KA
IT <input type="checkbox"/>	3-phase, 4-wire <input type="checkbox"/>	* By enquiry ** By enquiry or measurement	
Confirmation of supply polarity YES			

Other sources of supply
-

SECTION J: PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing	Details of Installation Earth Electrode (where applicable)		
Distributor's facility <input checked="" type="checkbox"/>	Type	-	
Installation earth electrode <input type="checkbox"/>	Location	-	
	Resistance to earth	-	Ω

Main Protective Conductors

Earth Conductor	Material	Copper	csa	16	mm ²	Connection / continuity verified	PASS
Main protective bonding conductors (to extraneous-conductive-parts)	Material	-	csa	-	mm ²	Connection / continuity verified	-
To water installation pipes	N/A	To gas installation pipes	N/A	To oil installation pipes	-	To structural steel	-
To lightning protection	-	To other	-	Specify	-		

PASS: the item has passed. FAIL: the item has failed. LIM: there are limitations that apply to the item. N-C: the item is not continuous. N/A: the item is not available.

Main Switch / Switch-Fuse / Circuit Breaker / RCD

Location	Under communal stairs	If RCD main switch							
BS(EN)	60947-3	Poles	2	Current rating	100	A	Rated residual operating current (IΔn)	-	mA
Supply conductors material	Copper	Fuse/device rating or setting	-	A	Rated time delay	-	mS		
Supply conductors CSA	25	Voltage rating	230	V	Measured operating time (IΔn)	-	mS		



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 Inspection and Testing section

No remedial action is required The following observations are made (see below):

#		Location	Code
1	No main bonding visible for the individual dwellings Although not communal no bonding can be seen on the incoming water supplies	General	C3
2	Inspection Schedule Item 4.11: Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14). is recommended for improvement.	General	C3
3	Inspection Schedule Item 5.1: Identification of conductors (514.3.1). is recommended for improvement.	General	C3
4	Colour usage within lighting circuit non harmonised colours used i.e permanent live grey	General	C3

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.
C1: Danger present. Risk of injury. Immediate remedial action required. C3: Improvement recommended.
C2: Potentially dangerous - urgent remedial action required. FI: Further investigation required without delay.



INSPECTION SCHEDULE

OUTCOMES	PASS	Acceptable condition	C1 or C2	Unacceptable condition	C3	Improvement recommended	FI	Further investigation	NV	Not verified	LIM	Limitation	N/A	Not applicable
Item	Description and comment (if any)													Outcome
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT													PASS
1.1	Condition of service cable													PASS
1.2	Condition of service head													PASS
1.3	Condition of distributor's earthing arrangement													PASS
1.4	Condition of meter tails - Distributor/Consumer													PASS
1.5	Condition of metering equipment													PASS
1.6	Condition of isolator (where present)													N/A
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)													PASS
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)													N/A
2.2	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)													N/A
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chapter 54)													PASS
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)													PASS
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)													PASS
3.4	Confirmation of earthing conductor size (542.3: 543.1.1)													PASS
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)													PASS
3.6	Confirmation of main protective bonding conductor sizes (544.1)													N/A
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2: 544.1.2)													N/A
3.8	Accessibility and condition of other protective bonding connections (543.3.2)													N/A
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													PASS
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12: 513.1)													PASS
4.2	Security of fixing (134.1.1)													PASS
4.3	Condition of enclosure(s) in terms of IP rating etc. (416.2)													PASS
4.4	Condition of enclosure(s) in terms of fire rating etc. (421.1.201; 526.5)													PASS
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))													PASS
4.6	Presence of main linked switch (as required by 537.1.4)													PASS
4.7	Operation of main switch (functional check)(612.13.2)													PASS
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)													PASS
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)													PASS
4.10	Presence of RCD quarterly test notice at or near consumer unit/distribution board (514.12.2)													PASS
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 (514.15)													N/A
4.13	Presence of other required labelling (please specify) (Section 514)													PASS
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)													PASS
4.15	Single-pole switching or protective devices in line conductor only (132.14.1: 530.3.2)													PASS
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.11)													PASS
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)													PASS



OUTCOMES	PASS	Acceptable condition	C1 or C2	Unacceptable condition	C3	Improvement recommended	FI	Further investigation	NV	Not verified	LIM	Limitation	N/A	Not applicable
Item	Description and comment (if any)													Outcome
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2: 531.2)													PASS
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3: 415.1)													PASS
4.20	Confirmation of indication that SPD is functional (534.2.8)													N/A
4.21	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure (526.1)													PASS
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)													N/A
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)													N/A
5.0	FINAL CIRCUITS													PASS
5.1	Identification of conductors (514.3.1)													C3
5.2	Cables correctly supported throughout their run (522.8.5)													LIM
5.3	Condition of insulation of live parts (416.1)													PASS
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)													PASS
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)													PASS
5.5	Adequacy of cables for current carrying capacity with regard for the type and nature of installation (Section 523)													PASS
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)													PASS
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)													PASS
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)													PASS
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)													PASS
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) (522.6.204;)													LIM
5.12	Provision of additional protection by RCD not exceeding 30 mA:													PASS
5.12.1	for all socket-outlets of rating 20 A or less. unless an exception is permitted (411.3.3)													PASS
5.12.2	for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)													PASS
5.12.3	for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)													PASS
5.12.4	for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)													PASS
5.13	Provision of fire barriers. sealing arrangements and protection against thermal effects (Section 527)													PASS
5.14	Band II cables segregated / separated from Band I cables (528.1)													PASS
5.15	Cables segregated / separated from communications cabling (528.2)													PASS
5.16	Cables segregated / separated from non-electrical services (528.3)													PASS
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)													PASS
5.17.1	Connections soundly made and under no undue strain (526.6)													PASS
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)													PASS
5.17.3	Connections of live conductors adequately enclosed (526.5)													PASS
5.17.4	Adequately connected at point of entry to enclosure (glands. bushes etc.) (522.8.5)													PASS
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))													PASS
5.19	Suitability of accessories for external influences (512.2)													PASS
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)													PASS
5.21	Single-pole switching or protective devices in line conductors only (132.14.1. 530.3.2)													PASS
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER													PASS



OUTCOMES	PASS	Acceptable condition	C1 or C2	Unacceptable condition	C3	Improvement recommended	FI	Further investigation	NV	Not verified	LIM	Limitation	N/A	Not applicable	
Item	Description and comment (if any)													Outcome	
6.1															N/A
6.2															N/A
6.3															N/A
6.4															N/A
6.5															N/A
6.6															N/A
6.7															N/A
6.8															N/A
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS													PASS	
7.1															N/A
C.0	CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)													PASS	
C.1															PASS
C.2															PASS
C.3															PASS
C.4															PASS
C.5															PASS
C.6															PASS
C.7															PASS
C.8															PASS
C.9															PASS
Inspected by:															
Name	Daniel Talbot			Date	22 January 2018			Signature							



BOARD CHARACTERISTICS														TEST INSTRUMENTS													
Designation DB1				APPLIES WHEN NOT CONNECTED TO INSTALLATION ORIGIN										Supply polarity confirmed YES				Serial or asset numbers of test instruments used									
Location Under communal stairs				Supply Origin		Phases 1		Phase sequence confirmed -		Overcurrent protective device for distribution circuit		BS-EN LIM		Rating - A		Nominal voltage 230 V		Zs 0.12 Ω		In - ms		RCD operating times		Continuity 8078748			
				RCD BS-EN -		Poles -		Rating - mA		Ip 1.9 kA		5In - ms								Insulation resistance 8078748		Earth fault loop impedance 8078748		RCD 8078748		Earth electrode resistance -	
CIRCUIT DETAILS														TEST RESULTS													
Circuit number	Circuit designation	Wiring type	Reference method	Number of points	Live mm ²	CPC mm ²	Maximum disconnection time	BS (EN)	Type	Rating (A)	Short circuit (kA)	Max Zs permitted by BS7671	RCD operating current (In)	Phase (r1)	Neutral (rn)	CPC (r2)	R1+R2	R2	Live Live MΩ	Live Earth MΩ	Polarity check	Earth fault loop impedance Ω	RCD time At In ms	RCD time At 5In ms	Test button operation	Vulnerable to test	
1	Communal Power incl TV amps and door entry	A	A	4	2.5	1.5	0.4	60898	B	16	6	2.18	-	-	-	-	-	0.43	199	199	PASS	0.63	23	12	-	-	
2	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6	Bin+ Bike Store incl smoke detectors	O	D	9	1	1	0.4	60898	B	6	-	5.82	-	-	-	-	-	0.94	LIM	199	PASS	1.44	35	11	-	-	
7	Lighting Internal	A	A	19	1	1	0.4	60898	B	6	-	5.82	-	-	-	-	-	1.00	LIM	LIM	PASS	1.50	35	11	-	-	
8	Spare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Engineer	Daniel Talbot			Date	22 January 2018			Signature																			
Position	Duty Holder																										



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 quarterly. 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. 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.