ELECTRICAL INSTALLATION CERTIFICATE

Requirements For Electrical Installations - BS 7671

Certificate Number: SMH-OM-258

1 DETAILS OF THE CLIENT

Client: St Modwen Homes Ltd

Address: 3rd Floor, Park Point, 17 High Street, Longbridge, Birmingham , B31 2UQ

2 DETAILS AND EXTENT OF THE INSTALLATION

Installation Address: 59 George Cave Road, Ditton, Aylesford, Kent, ME20 6ZA

Extent of the installation covered by this certificate: 100% of all new installation

The installation is: New installation ✔ | Addition to an existing installation N/A | Alteration to an existing installation N/A

3 COMMENTS ON EXISTING INSTALLATION

Comments on existing installation (In the case of an addition or alteration see Regulation 644.1.2):

Brand new installation

4 NEXT INSPECTION

I RECOMMEND that this installation is further inspected and tested after an interval of not more than: 10 Years

5 DESIGN, CONSTRUCTION, INSPECTION AND TESTING

I/We being the person(s) responsible for the design, construction, 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 design, construction, inspection and testing, hereby CERTIFY that the design work for which I/we have been reponsible is to the best of my/our knowledge and belief in accordance with BS 7671:2018, amended to 2024 except for the departures, if any, detailed as follows.

Details of departures from BS 7671, as amended (Regulations 120.3, 133.5):

None

Details of permitted exceptions (Regulations 411.3.3): Risk assessment attached N/A

None

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.

For the DESIGN, the CONSTRUCTION, and the INSPECTION AND TESTING of the installation:

Name: Ash Martineaux | Position: Qualified Supervisor | Signature: | Date: 22/07/2026

Report reviewed and confirmed by:

Name: Ash Martineaux | Position: Qualified Supervisor | Signature: | Date: 22/07/2026

6 DETAILS OF THE ELECTRICAL CONTRACTOR

Trading Title: Lithium Mechanical & Elecrtical

Address: Unit 7 & 7a Gerring Business Centre
Chart Road
Ashford, Kent
Postcode: TN23 1EP

Registration Number (if applicable): 619414

Telephone Number: 01233 886 310

7 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements

TN-S: N/A

TN-C-S: ✔

TT: N/A

Number and Type of Live Conductors

1-phase (2-wire): ✔ | 2-phase (3-wire): N/A

3-phase (3-wire): N/A | 3-phase (4-wire): N/A

Other: N/A

Confirmation of supply polarity: ✔

Nature of Supply Parameters

Nominal voltage, U/Uo: 240 V

Nominal frequency, f: 50 Hz

Prospective fault current, Ipf: 2.4 kA

External earth fault loop impedance, Ze: 0.10 Ω

Supply Protective Device

BS (EN): 1361 Fuse HBC

Type: 2

Rated current: 100 A

8 PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing

Distributor's facility: ✔

Installation earth electrode: N/A

Details of Installation Earth Electrode (where applicable)

Type: N/A | Location: N/A

Resistance to Earth: N/A Ω | Method of measurement: N/A

Maximum Demand (Load): 100 Amp

Main Switch / Switch-Fuse / Circuit-Breaker / RCD

Location: Meter box | BS (EN): 60947-3 Isolator | Number of poles: 2

Current rating: 100 A | Fuse/device rating or setting: 100 A | Voltage rating: 240 V

If RCD main switch:

RCD Type: N/A | Rated residual operating current ($I_{\Delta n}$): N/A mA | Rated time delay: N/A ms | Measured operating time: N/A ms

Earthing and Protective Bonding Conductors

Earthing conductor

Conductor material: Copper | csa: 25 mm^2 | Connection/continuity verified: ✔

Main protective bonding conductors

Conductor material: N/A | csa: N/A mm^2 | Connection/continuity verified: N/A

Bonding of extraneous-conductive parts

To water installation pipes: N/A | To gas installation pipes: N/A

To oil installation pipes: N/A | To lightning protection: N/A

To structural steel: N/A | To other service(s): N/A

9 SCHEDULE OF INSPECTIONS

Item No	Description	Outcome
1.0	Condition of consumer's intake equipment (visual inspection only)	Pass
2.0	Parallel or switched alternative sources of supply	Pass
3.0	Protective measure: Automatic disconnection of supply	Pass
4.0	Basic protection	Pass
5.0	Protective measures other than ADS	N/A
6.0	Additional protection	Pass
7.0	Distribution equipment	Pass
8.0	Circuits (Distribution and Final)	Pass
9.0	Isolation and switching	Pass
10.0	Current-using equipment (permanently connected)	Pass
11.0	Identification and notices	Pass
12.0	Location(s) containing a bath or shower	Pass
13.0	Other special installations or locations	N/A
14.0	Prosumer's low voltage electrical installation(s)	Pass

All boxes must be completed. 'Pass' indicates that an inspection or test was carried out and that the result was satisfactory. 'Fail' indicates than an inspection or test was carried out and the result is not satisfactory. 'N/A' indicates that an inspection or test was not applicable to the particular installation. 'LIM' indicates that, exceptionally, a limitation agreed with the person ordering the work prevented the inspection or test being carried out.

DISTRIBUTION BOARD DETAILS

DB reference:	DB 1	Location:	entrance hall	Supplied from:	Supply Isolator		
Distribution circuit OCPD: BS (EN):	88-2 Fuse HRC	Type:	gG	Rating/Setting:	80 A	No of phases:	1
SPD Details: Types: T1	N/A	T2	✔	T3	N/A	N/A	N/A
Status indicator checked (where functionality indicator present)	✔						
Confirmation of supply polarity	✔	Confirmation of phase sequence	N/A	Zs at DB:	0.12 Ω	Ipf at DB:	2.0 kA

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

CIRCUIT DETAILS																TEST RESULT DETAILS													
		Conductor details						Overcurrent protective device					RCD				Continuity (Ω)					Insulation resistance				Zs	RCD		AFDD
					Number and size												Ring final circuit			R_1+R_2 or R_2									
Circuit number	Circuit description	Type of wiring	Reference method	Number of points served	Live (mm²)	cpc (mm²)	Max disconnect time permitted by BS7671 (s)	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Zs (Ω)	BS (EN)	Type	Rated operating current (mA)	Rating (A)	r_1 (line)	r_n (neutral)	r_2 (cpc)	R_1+R_2	R_2	Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)	Polarity (tick)	Maximum measured (Ω)	Disconnection time (ms)	Test button operation (tick)	Manual test button operation (tick)
MS	MAIN SWITCH	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
MS	MAIN SWITCH	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
SPD	SPD UNIT	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
1	PV/solar	A	C	1	6	6	0.4	61009	B	32	6	1.37	61009-B	A	30	32	N/A	N/A	N/A	0.10	N/A	500	>200	>200	✔	0.22	19.4	✔	N/A
2	Spare	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
RCD 1	RCD Module (covering circuits 3-8)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
RCD 1	RCD Module (covering circuits 3-8)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
3	Oven	A	C	1	6	2.5	0.4	60898	B	32	6	1.37	61008	A	30	80	N/A	N/A	N/A	0.08	N/A	500	>200	>200	✔	0.2	20.3	✔	N/A
4	Kitchen Sockets	A	C	13	2.5	1.5	0.4	60898	B	32	6	1.37	61008	A	30	80	0.26	0.26	0.43	0.17	N/A	500	>200	>200	✔	0.29	20.3	✔	N/A
5	Central Heating	A	C	1	2.5	1.5	0.4	60898	B	32	6	1.37	61008	A	30	80	N/A	N/A	N/A	0.26	N/A	500	>200	>200	✔	0.38	20.3	✔	N/A

CODES FOR TYPE OF WIRING	A	B	C	D	E	F	G	H	O - Other
	Thermoplastic insulated/sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in nonmetallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in nonmetallic trunking	Thermoplastic /SWA cables	Thermosetting /SWA cables	Mineral insulated cables	N/A

DETAILS OF TEST INSTRUMENTS

Details of test instruments used (serial and/or asset numbers):

Multi-functional:	A011307	Insulation resistance:	N/A	Continuity:	N/A
Earth electrode resistance:	N/A	Earth fault loop impedance:	N/A	RCD:	N/A

TESTED BY

Name:	J.Buss	Position:	Electrician	Signature:	Date: 22/07/2026

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

DB reference: DB 1 | Location: entrance hall | Supplied from: Supply Isolator

CIRCUIT DETAILS																	TEST RESULT DETAILS																
		Conductor details						Overcurrent protective device					RCD				Continuity (Ω)					Insulation resistance				Z_s	RCD		AFDD
					Number and size												Ring final circuit			R_1+R_2 or R_2											
Circuit number	Circuit description	Type of wiring	Reference method	Number of points served	Live (mm²)	cpc (mm²)	Max disconnect time permitted by BS7671 (s)	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Zs (Ω)	BS (EN)	Type	Rated operating current (mA)	Rating (A)	r_1 (line)	r_n (neutral)	r_2 (cpc)	R_1+R_2	R_2	Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)	Polarity (tick)	Maximum measured (Ω)	Disconnection time (ms)	Test button operation (tick)	Manual test button operation (tick)
6	Ground Floor lighting	A	C	10	2.5	1.5	0.4	60898	B	16	6	2.73	61008	A	30	80	N/A	N/A	N/A	1.12	N/A	500	>200	>200	✔	1.24	20.3	✔	N/A
7	SPARE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
8	SPARE	---	---	---	---	---	---	---	---	---	---	--	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
RCD 2	RCD Module (covering circuits 9-15)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
RCD 2	RCD Module (covering circuits 9-15)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
9	First Floor Sockets	A	C	7	6	2.5	0.4	60898	B	32	6	1.37	61008	A	30	80	0.33	0.33	0.55	0.22	N/A	500	>200	>200	✔	0.34	20.1	✔	N/A
10	Ground Floor Sockets	A	C	11	2.5	1.5	0.4	60898	B	32	6	1.37	61008	A	30	80	0.46	0.46	0.77	0.30	N/A	500	>200	>200	✔	0.42	20.1	✔	N/A
11	Alarm	A	C	1	2.5	1.5	0.4	60898	B	16	6	2.73	61008	A	30	80	N/A	N/A	N/A	0.14	N/A	500	>200	>200	✔	0.26	20.1	✔	N/A
12	First Floor Lighting	A	C	11	1.0	1.0	0.4	60898	B	6	6	7.28	61008	A	30	80	N/A	N/A	N/A	1.53	N/A	500	>200	>200	✔	1.65	20.1	✔	N/A
13	Smoke detectors	A	C	5	1.0	1.0	0.4	60898	B	6	6	7.28	61008	A	30	80	N/A	N/A	N/A	1.34	N/A	500	>200	>200	✔	1.46	20.1	✔	N/A
14	SPARE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
15	SPARE	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

CODES FOR TYPE OF WIRING	A	B	C	D	E	F	G	H	O - Other
	Thermoplastic insulated/sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non metallic trunking	Thermoplastic /SWA cables	Thermosetting /SWA cables	Mineral insulated cables	N/A

ELECTRICAL INSTALLATION CERTIFICATE
GUIDANCE FOR RECIPIENTS

(to be appended to the Certificate)

This safety Certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed and inspected and tested in accordance with BS 7671.

You should have received an 'original' Certificate and the person that issued the certificate should have retained a duplicate. If you were the person ordering the work, but not the owner of the installation, you should pass this Certificate, or a full copy of it including the schedules, immediately to the owner.

The 'original' Certificate should be retained in a safe place and be shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this Certificate will demonstrate to the new owner that the electrical installation complied with the requirements of BS 7671 at the time the Certificate was issued. The Construction (Design and Management) Regulations require that for a project covered by those Regulations, a copy of this Certificate, together with schedules is included in the project health and safety documentation.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a skilled person or persons, competent in such work. The maximum time interval recommended before the next inspection is stated on Page 1 under 'NEXT INSPECTION'.

This Certificate is intended to be issued only for a new electrical installation or for new work associated with an alteration or addition to an existing installation. It should not have been issued for a periodic inspection of an existing electrical installation. An 'Electrical Installation Condition Report' should be issued for such an inspection.

This certificate is only valid if accompanied by the Schedule(s) of Inspections and the Schedule(s) of Test Results.

Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or Test. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.

Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.

Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.

Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.