Reference Number: LR1998129

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ELECTRICAL INSTALLATION CONDITION REPORT

(REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - BS7671 (IET WIRING REGULATIONS))

Details of the Client 1

Details of the Client:

Way of Life
16 High Holborn
London
WC1V 6BX

Reason for producing the report:

Client request

Details of the Installation 2

Occupier and Address:

Apartment 129
Gessner Apartments,
3 Watermead Way
London
N17 9QZ

Description of premises: *Domestic*

Estimated age of wiring system(years): *5*

Evidence of additions / alterations: *No*

If yes, estimate age: (years)

Installation records available: *Yes*

Date of last inspection: *04/11/2020*

Extent and Limitations of Inspection and Testing 3

Extent of installation covered by this report:

FULL ELECTRICAL INSTALL EXCEPT WHITE GOODS, TV, ACCESS CONTROL AND DATA

Agreed and operational limitations on inspection and testing (include reasons and person agreed with):

None

The inspection and testing detailed in this report and accompanying schedules has been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended to *2022* . 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.

Summary of the Condition of the Installation 4

See page 2 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of it's suitability for continued use*: *satisfactory*

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

Declaration 5

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 attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations listed above.

Inspected and Tested by:

Name: *JACK BUNIOWSKI*

Position: *ELECTRICAL ENGINEER*

Date: *10/11/2025*

Signature:

Report reviewed and authorised for Issue by:

Name: *JOHN MCAULEY*

Position: *Appointed person*

Date: *10/11/2025*

Signature:

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Details of the Contractor Responsible for the Inspection and Testing 6

Company and Address including postcode:

Literiver services ltd
Suite 6 Richmond bridge house
Richmond rd
Twickenham
TW1 2EX

Telephone Number:

CPS Provider: NICEIC

CPS Registration No: 601594

Recommendations 7

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.
Investigation without delay is recommended for observations identified as 'Code FI - Further Investigation Required'.
Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:

Good

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested after an interval not exceeding: 5 years

Supply Characteristics & Earthing Arrangements 8

System Earthing Arrangement: TN-S

Other Sources of Supply (to be detailed on attached schedules) ✓ Supply Polarity ✓

Supply Protective Device

BS(EN): 1361 Type: HRC

Rating: 60 A Breaking capacity: 33 kA

No. & Type of Live Conductors: a.c. 1 phase - 2 wire

Nominal Voltage(1) U_o 230 V U V

Nominal Frequency, f(1) 50 Hz

External Loop Impedance, Z_e(2) .11 Ω

Prospective Fault Current, I_{pf}(2) 2.15 kA

(1) By Enquiry
(2) By Enquiry or by measurement

Particulars of the Installation 9

Maximum Demand (Load) 10.41 A

Fault Protection: ADS

Means of Earthing

Distributors Facility: ✓

Installation Earth Electrode: N/A

Electrode Details (if applicable)

Type: N/A

Location: N/A

Resistance to Earth: N/A Ω

Main Switch or Circuit-breaker

Location: IN CUPBOARD

BS(EN): 60947-3

Type:

Current Rating: 100 A

No. of poles: 2

Voltage Rating: 230 V

RCD Operating current N/A mA

RCD Rated time delay N/A ms

RCD Operating time at $I_{\Delta n}$ N/A ms

Main Protective Conductors

Earthing Conductor:

Material Copper Csa: 16 mm² Continuity & Connection ✓

Main Protective Bonding Conductor:

Material Copper Csa: 10 mm² Continuity & Connection ✓

Other Bonded Services:

Water: ✓ Oil: N/A

Gas: N/A Steel: N/A

Other: Heating pipe work

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Reference Number:

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Observations

Referring to the attached schedules of inspection and test results, and subject to the limitations specified on page 1 of this report under 'Extent and Limitations of Inspection and Testing':

No remedial action is required: *N/A*

The following observations are made: ✓

Observation No:	Observation(s):	Classification Code:
	Recommend Affd's installed in the future	*C3*

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Code **C1** Indicates that danger is present. Immediate remedial action required.
Code **C2** Indicates that an item is potentially dangerous. Urgent remedial action required.
Code **C3** Indicates that improvement is recommended.

Reference Number: LR1998129

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Domestic and similar premises with up to 100A supply - Inspection Schedule (1)

This inspection schedule is suitable for many types of smaller installation and is not exclusively domestic

	Comments	Outcome
1 - EXTERNAL CONDITION OF INTAKE EQUIPMENT (Visual inspection only)		
Service cable		✓
Service head		✓
Earthing arrangement		✓
Distributor's Meter tails		✓
Metering equipment		✓
Distributor's Isolator (where present)		✓
Person ordering work/dutyholder notified		✓
Consumer's isolator (where present)		✓
Consumer's meter tails		✓
2 - PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS		N/A
3 - EARTHING / BONDING ARRANGEMENTS		
Presence and condition of distributor's earthing arrangement		✓
Presence and condition of earth electrode connection where applicable		N/A
Provision of earthing / bonding labels at all appropriate locations		✓
Confirmation of earthing conductor size		✓
Accessibility and condition of earthing conductor at MET		✓
Confirmation of main protective bonding conductor sizes		✓
Condition and accessibility of main protective bonding conductor connections		✓
Accessibility and condition of other protective bonding connections		✓
4 - CONSUMER UNIT(S) / DISTRIBUTION BOARDS(S)		
Adequacy of working space / accessibility to distribution board		✓
Security of fixing		✓
Condition of enclosure(s) in terms of IP rating etc		✓
Condition of enclosure(s) in terms of fire rating etc		✓
Enclosure not damaged / deteriorated so as to impair safety		✓
Presence of main linked switch		✓
Operation of main switch (functional check)		✓
Manual operation of circuit-breakers and RCD's to prove disconnection		✓
Correct identification of circuit details and protective devices		✓
Presence of RCD six-monthly test notice at or near distribution board		✓
Presence of alternative supply warning at or near distribution board		N/A
Presence of other required labelling (please specify)		N/A
Compatibility of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)		✓
Single-pole switching or protective devices in line conductor only		✓

✓ : Acceptable condition. C1 or C2 : Unacceptable condition. C3 : Improvement recommended.
N/V : Not verified. LIM : Limitation. N/A : Not applicable. FI : Further investigation

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Reference Number: LR1998129

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Domestic and similar premises with up to 100A supply - Inspection Schedule (2)

This inspection schedule is suitable for many types of smaller installation and is not exclusively domestic

4 - CONSUMER UNIT(S) / DISTRIBUTION BOARDS(S) (continued)	Comments	Outcome
Protection against mechanical damage where cables enter distribution board		✓
Protection against electromagnetic effects where cables enter distribution board / enclosures		✓
RCD(s) provided for fault protection - includes RCBOs		✓
RCD(s) provided for additional protection - includes RCBOs		✓
Confirmation of indication that SPD is functional	*Not required at time of install*	*C3*
Confirmation that ALL conductor connections, including to busbars, are correctly located in terminals and are tight and secure		✓
Adequate arrangements where a generating set operates as a switched alternative to the public supply		*N/A*
Adequate arrangements where a generating set operates in parallel with the public supply		*N/A*
5 - FINAL CIRCUITS		
Identification of conductors		✓
Cables correctly supported throughout their run		✓
Condition of insulation of live parts		✓
Non-sheathed cables protected by enclosure in conduit, ducting or trunking		✓
To include the integrity of conduit and trunking systems(metallic and plastic) •		*N/A*
Adequacy of cables for current-carrying capacity with regard for the type and nature of installation		✓
Coordination between conductors and overload protective devices		✓
Adequacy of protective devices: type and rated current for fault protection		✓
Presence and adequacy of circuit protective conductors		✓
Wiring system(s) appropriate for the type and nature of the installation and external influences		✓
Concealed cables installed in prescribed zones (see Extent and limitations)		✓
Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see Extent and limitations)		✓
Provision of additional protection by RCD not exceeding 30mA:		
for all socket outlets of rating 32A or less unless an exception is permitted •		✓
for supply to mobile equipment not exceeding 32A rating for use outdoors •		✓
for cables concealed in walls at a depth of less than 50mm •		✓
for cables concealed in walls/partitions containing metals parts regardless of depth •		✓
for final circuits supplying luminaires within domestic premises •		✓
Provision of fire barriers, sealing arrangements and protection against thermal effects		✓
Band II cables segregated / separated from Band I cables		✓
Cables segregated / separated from communications cabling		✓
Cables segregated / separated from non-electrical services		✓

COPY

✓ : Acceptable condition. C1 or C2 : Unacceptable condition. C3 : Improvement recommended.
N/V : Not verified. LIM : Limitation. N/A : Not applicable. FI : Further investigation

Reference Number: LR1998129

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Domestic and similar premises with up to 100A supply - Inspection Schedule (3)

This inspection schedule is suitable for many types of smaller installation and is not exclusively domestic

5 - FINAL CIRCUITS (continued)

Termination of cables at enclosures - indicate extent of sampling in Extent and Limitations of the report	Comments	Outcome
Connections soundly made and under no undue strain •		✓
No basic insulation of a conductor visible outside enclosure •		✓
Connections of live conductors adequately enclosed •		✓
Adequately connected at point of entry to enclosure (glands, bushes etc.) •		✓
Condition of accessories including socket-outlets, switches and joint boxes		✓
Suitability of accessories for external influences		✓
Adequacy of working space / accessibility to equipment		✓
Single-pole switching or protective devices in line conductors only		✓

6 - LOCATION(S) CONTAINING A BATH OR SHOWER

Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA		✓
Where used as a protective measure, requirements for SELV or PELV met		✓
Shaver sockets comply with BS EN 61558-2-5 formerly BS3535		✓
Presence of supplementary bonding conductors, unless not required by BS7671:2018		N/A
Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5m from zone 1		N/A
Suitability of equipment for external influences from installed location in terms of IP rating		✓
Suitability of equipment for installation in a particular zone		✓
Suitability of current-using equipment for particular position within the location		✓

7 - OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS

List all other special installations or locations present, if any.
(Record separately the results of particular inspections applied.)

8 - PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)

Where the installation includes additional requirements and recommendations relating to Chapter 82, additional items should be added to the checklist

Inspected by:

Name:	JACK BUNIOWSKI	Date:	10/11/2025
Position:	ELECTRICAL ENGINEER	Signature:	

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Circuit Details

Reference Number: LR1998129

DB Reference: DB/1 **DB Location:** CUPBOARD

Distribution Board Comments: As to observations

Supplied from: Ryfield | Overcurrent Device: 1361 - | RCD Operating Current: N/A mA

SPD Type(s): n/a | SPD Indicator: N/A | Device Rating: 60 A | Type S RCD: n/a | RCD Operating time at $I_{\Delta n}$: N/A ms

*Codes for Installation methods
A. In conduit in thermally insulated wall
B. In conduit on a wall or in trunking
C. Clipped direct
D. Direct buried or in ducting or conduit in ground
E & F. In free air or on cable tray or ladder touching
G. In free air on cable tray or ladder spaced

Circuit Number	Circuit Description	Circuit Category	Number of points served	Disconnection Time (s)	Device BS (EN)	Device Type	Device Rating (A)	Device Breaking Capacity (kA)	Maximum Permitted Zs (Ω)	RCD BS (EN)	RCD Type	RCD Operating Current (mA)	RCD Rating (A)	Type of Wiring	Installation Method*	Live csa (mm²)	Cpc csa
1	COOKER	Radial Circuit	1	0.4	60898	B	40	6	0.874	N/A	N/A	N/A	N/A	A	A	6	2.5
2	General ring	Ring Circuit	15	0.4	60898	B	32	6	1.0925	N/A	N/A	N/A	N/A	A	A	2.5	1.5
3	MVHR	Radial Circuit	1	0.4	60898	B	16	6	2.185	N/A	N/A	N/A	N/A	A	A	2.5	1.5
4	RCD	Radial Circuit	1	0.4	61008	-	63	6	1332.8	61008	A	30	63				
5	RCD	Radial Circuit	1	0.4	61008	-	63	6	1332.8	61008	A	30	63				
6	SOCKETS IN KITCHEN	Ring Circuit	7	0.4	60898	B	32	6	1.0925	N/A	N/A	N/A	N/A	A	A	2.5	1.5
7	Central heating	Radial Circuit	1	0.4	60898	B	16	6	2.185	N/A	N/A	N/A	N/A	A	A	2.5	1.5
8	SMOKE DETECTORS	Radial Circuit	5	0.4	60898	B	6	6	5.8266	N/A	N/A	N/A	N/A	A	A	1.5	1
9	LIGHTS	Radial Circuit	31	0.4	60898	B	6	6	5.8266	N/A	N/A	N/A	N/A	A	A	1.5	1
10	Spare																
11	SPARE																
12																	

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Test Results

Reference Number: LR1998129

DB Reference: DB/1 **DB Location:** CUPBOARD

Tested by:
Name: JACK BUNIOWSKI
Signature:
Date: 10/11/2025

Test instrument serial numbers:
Continuity: 4172137
RCD: 4172137
Other:
Earth electrode resistance:
Earth fault loop impedance: 4172137
Insulation resistance: 4172137

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

Distribution Board Characteristics
Zdb: .11 Ω
I_{pf}: 2.15 kA
Nominal Voltage: 230 V
No. of phases: 1
Polarity:
Phase sequence:

Test Results: Circuit Number	Ring final circuit continuity (Ω): R_1 (line)	R_n (neutral)	R_2 (cpc)	$R_1 + R_2$	R_2	Continuity (Ω)	Insulation Resistance (MΩ): Live-Live	Live-Neutral	Live-Earth	Neutral-Earth	Test voltage	Polarity	Measured Zs (Ω)	RCD (ms): @ $I_{\Delta n}$	@ $5I_{\Delta n}$	Test Button Operation	AFDD test button operation	Circuit Comments
1				.08			500	500	500	500	✓	.18	36	16	✓	N/A		
2	.84	.84	1.24	.54			500	500	500	500	✓	.66						
3				.09			500	500	500	500	✓	.19						
4																		
5																		
6	.21	.21	.32	.14			500	500	500	500	✓	.26	37	22	✓	N/A		
7				.11			500	500	500	500	✓	.21						
8				1.01			500	500	500	500	✓	1.13						
9				.85			500	500	500	500	✓	.94						
10																		
11																		
12																		

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ELECTRICAL INSTALLATION CONDITION REPORT
GUIDANCE FOR RECIPIENTS

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

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 4). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.

This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.

The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.

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.

Section 3 (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.

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 3 - Extent and Limitations on page 1.

For items classified in the observations 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.

For items classified in the observations 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.

Where it has been stated that an observation requires further investigation the inspection has revealed an apparent deficiency which may result in a Code 1 or Code 2, 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 7 - Recommendations).

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 on page 2 of the Report under 'Recommendations'.

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 when the button is pressed 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 the 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