

English |

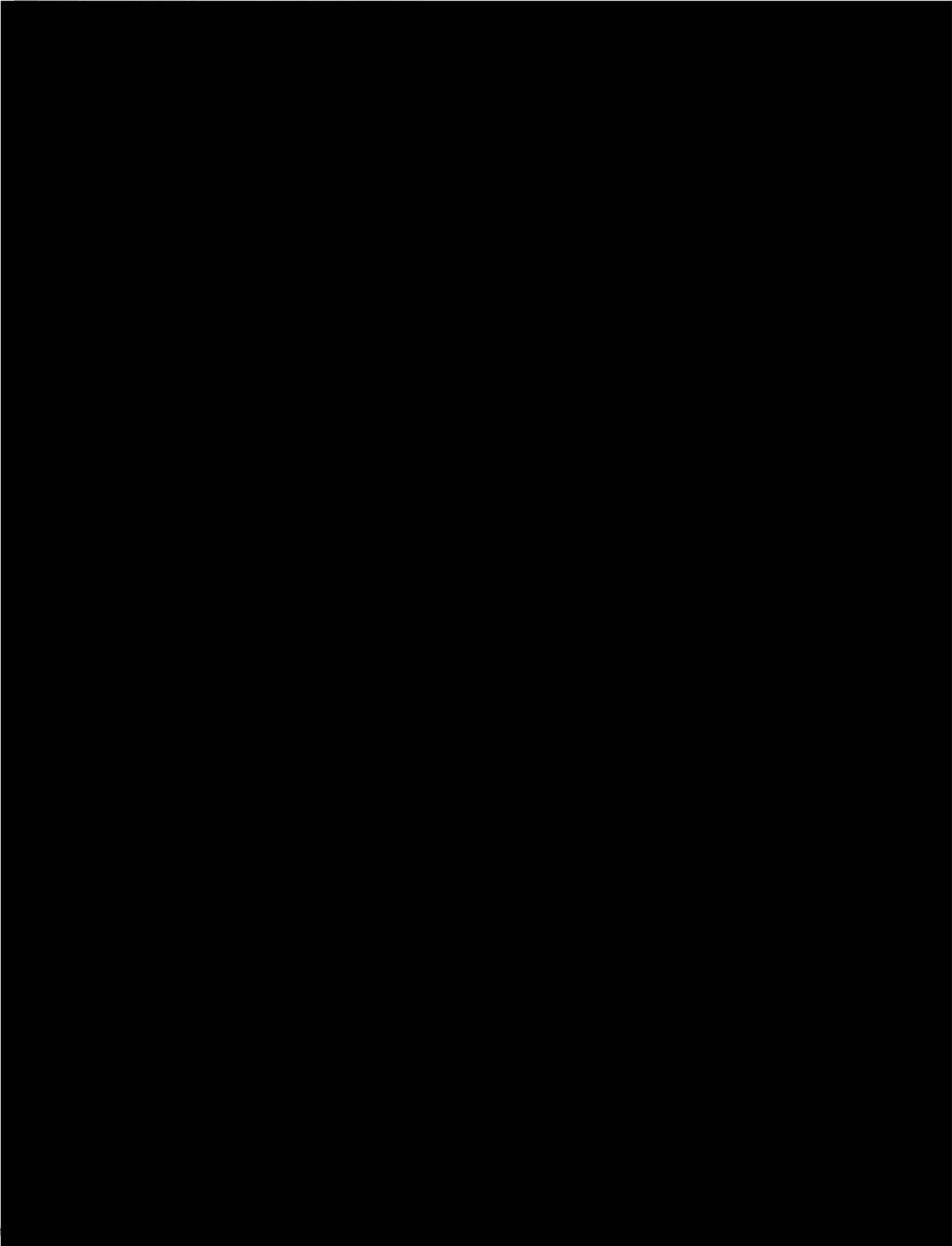
Property information for  
**FLAT 1 AT 751A, FINCHLEY  
ROAD, LONDON, NW11 8DL**

<b>Local Authority</b>	Barnet ( <a href="http://www.barnet.gov.uk/">http://www.barnet.gov.uk/</a> )
<b>Local authority reference number</b>	15820075110009
<b>Council Tax band</b>	A
<b>Improvement indicator</b>	No
<b>With effect from</b>	31 January 2017
<b>Mixed-use property</b>	No
<b>Court code</b>	None



**Flat 1 (Front Flat) 751A Finchley rd NW11 8DL**

1 message



TENANCY AGREEMENT and must not be reproduced

This is a form of legal document and is not produced or drafted for use without technical assistance, by persons unfamiliar with the law of landlord and tenant.

IF EITHER PARTY DOES NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, HE OR SHE IS STRONGLY ADVISED TO ASK AN INDEPENDENT PERSON FOR AN EXPLANATION. SUCH AN EXPLANATION MIGHT BE GIVEN BY A SOLICITOR, A CITIZENS' ADVICE BUREAU OR A HOUSING ADVICE CENTRE.

Note that any assured tenancy (including a statutory periodic tenancy) commencing on or after 28th February 1997 will be an assured shorthold tenancy unless it falls within any paragraph in Schedule 2A of the Housing Act 1988.

This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier: see Housing Act 1988.

DEPOSITS

If the landlord takes a deposit, the landlord must, within 30 days of payment

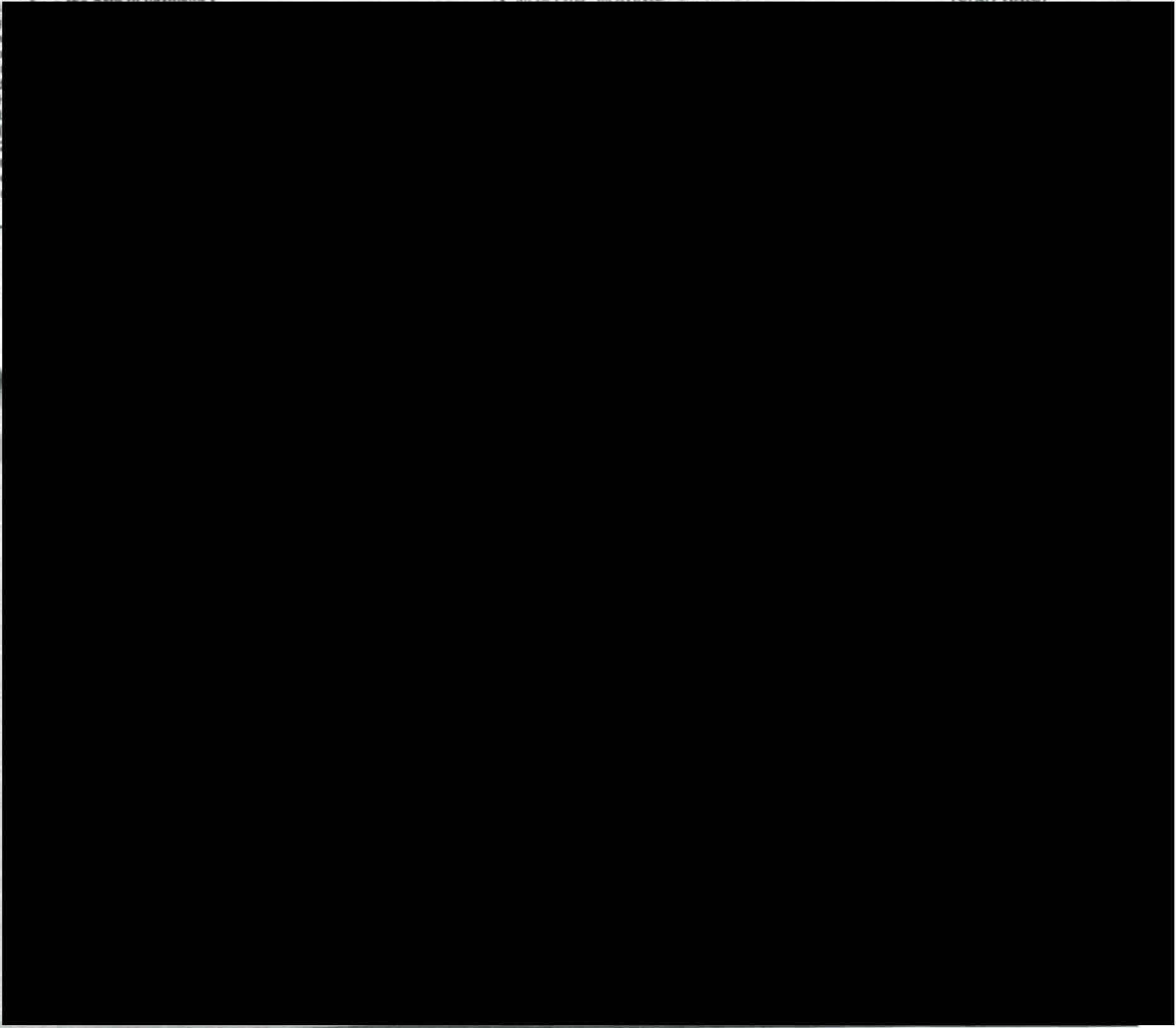
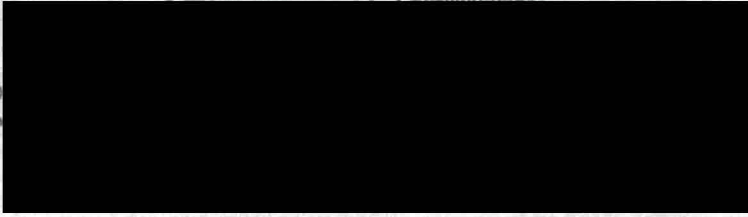
PROPERTY The dwelling-house at

Flat 1, 751A Finchley Road, London, NW11 8DL

Together with the Fixtures, Furniture and Effects in the Property listed in the Inventory signed by the parties

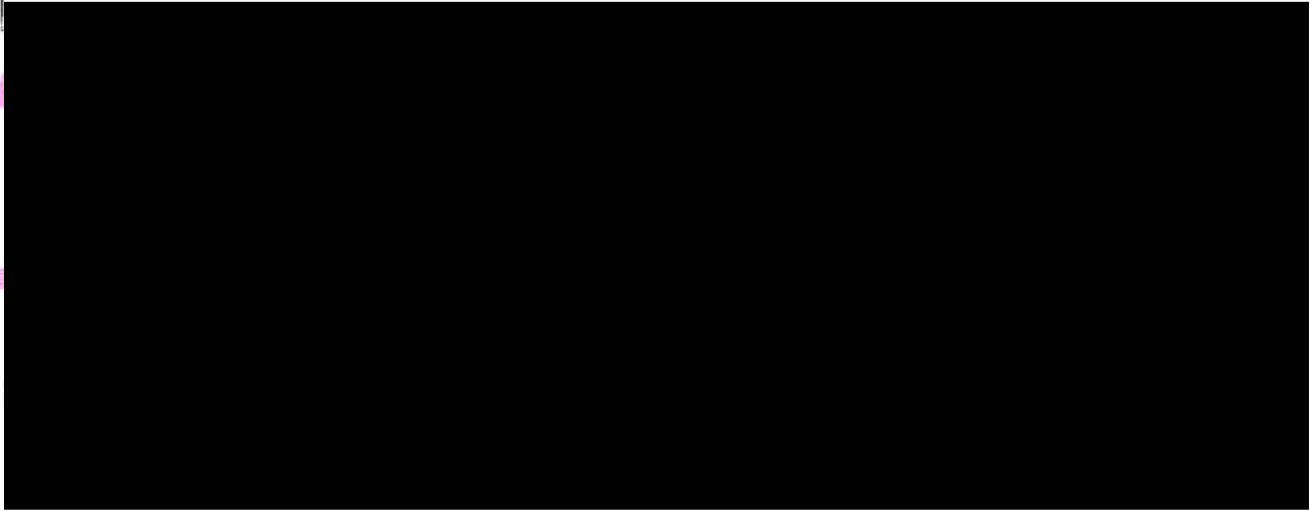
of twelve Months less a day

(start date)

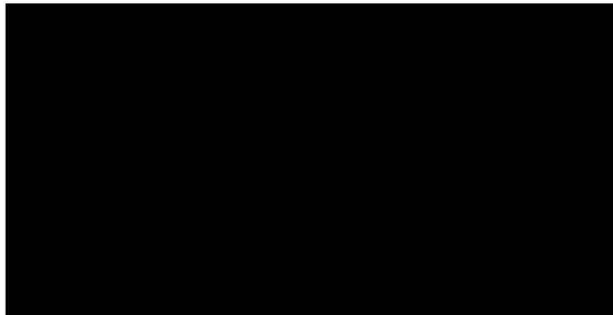


# BERNS & COMPANY

43 Mill Lane  
West Hampstead  
London NW6 1NB  
Tel 020 7431 6880 Fax 020 7431 6882

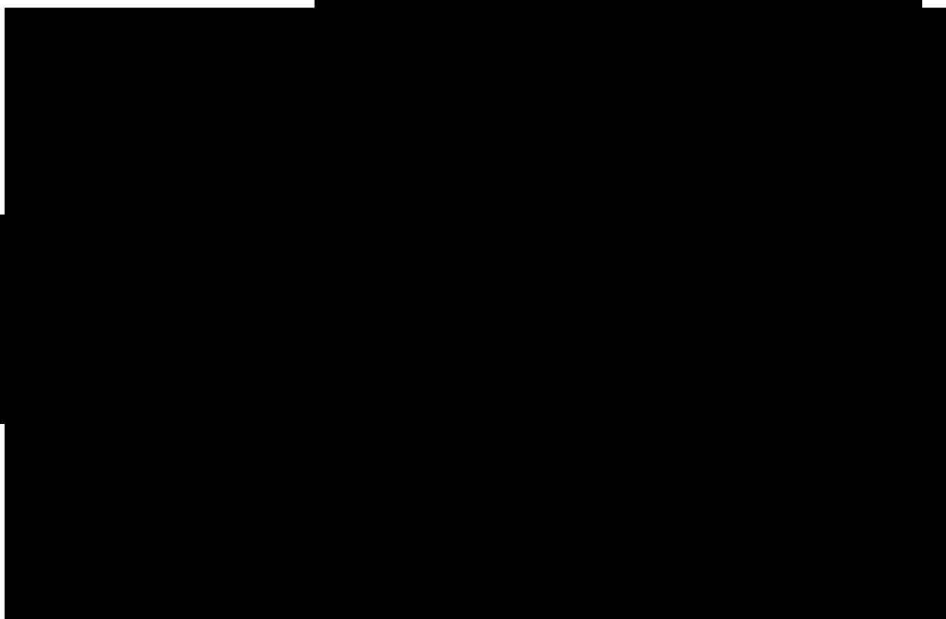
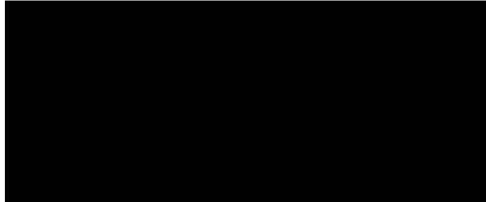


Flat 1 751a Finchley Road NW11  
Flat 2 751a Finchley Road NW11  
Flat 3 751a Finchley Road NW11



## Commission

Flat 1 751a Finchley Road NW11  
Flat 2 751a Finchley Road NW11  
Flat 3 751a Finchley Road NW11



T/E



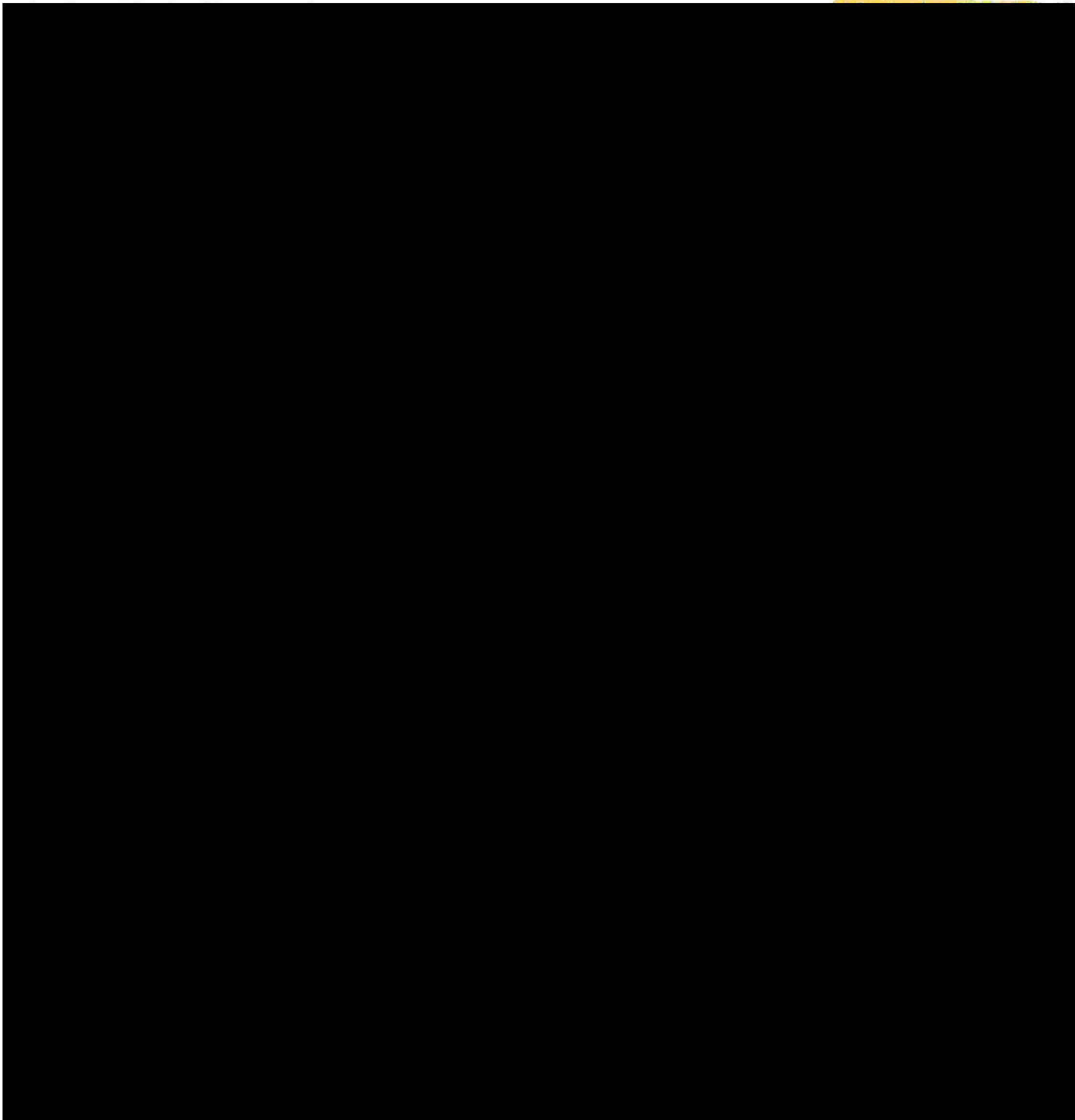


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**FW: flat 2 and flat 1 751a finchley rd-----URGENT**

1 message

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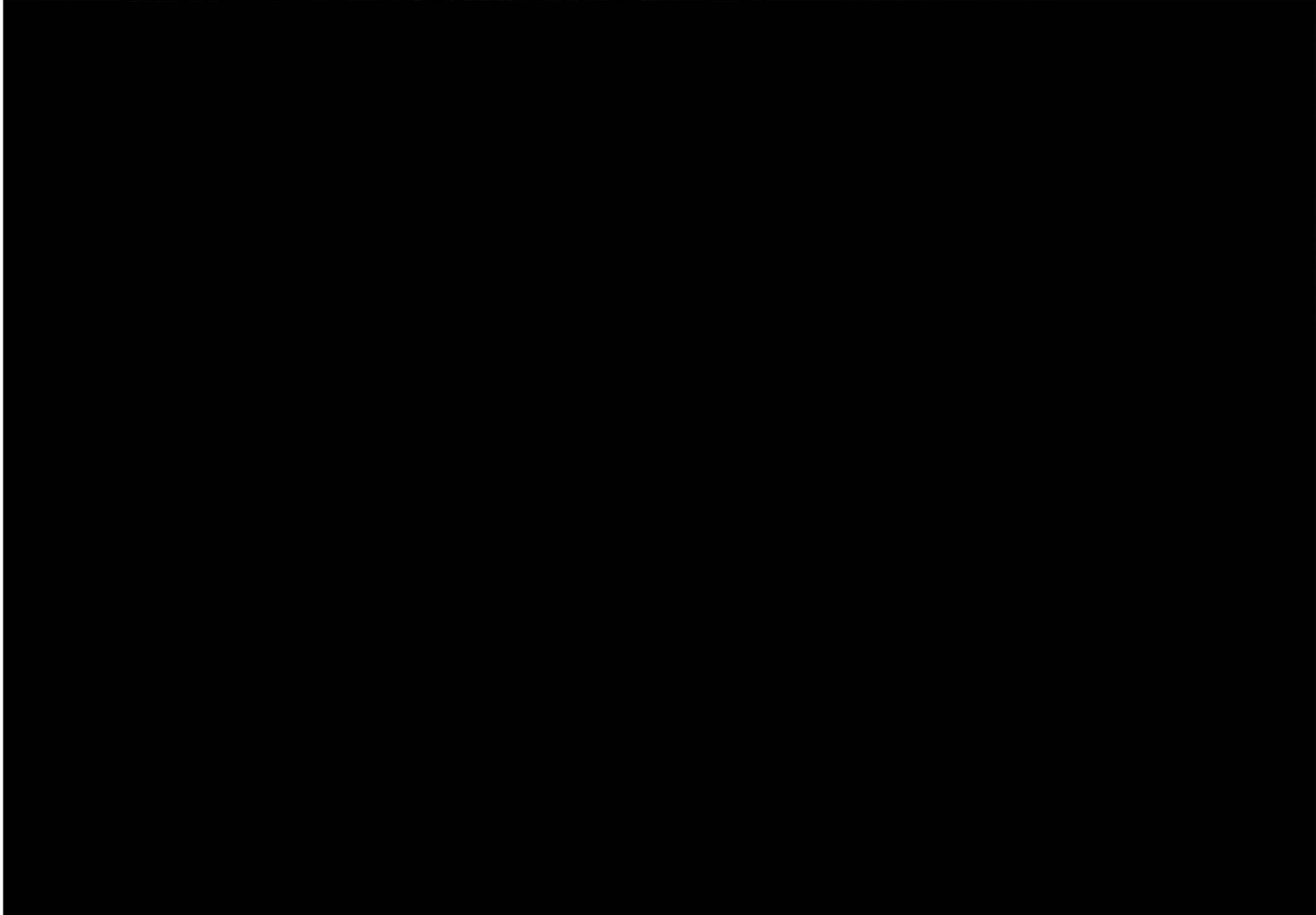




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**re Flat 1, 751a Finchley Road**

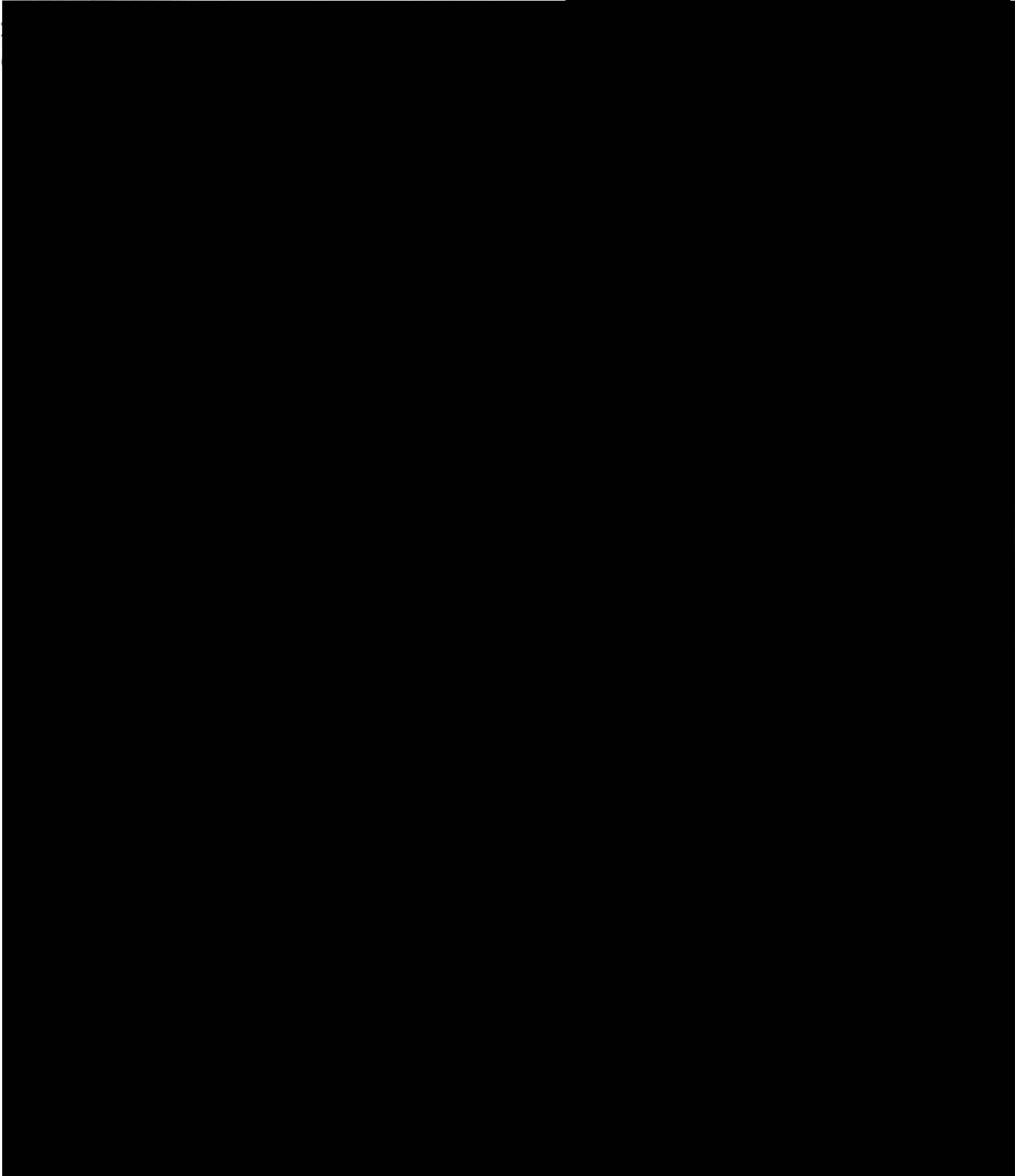
1 message





**RE: re flat 1, 751a Finchley**

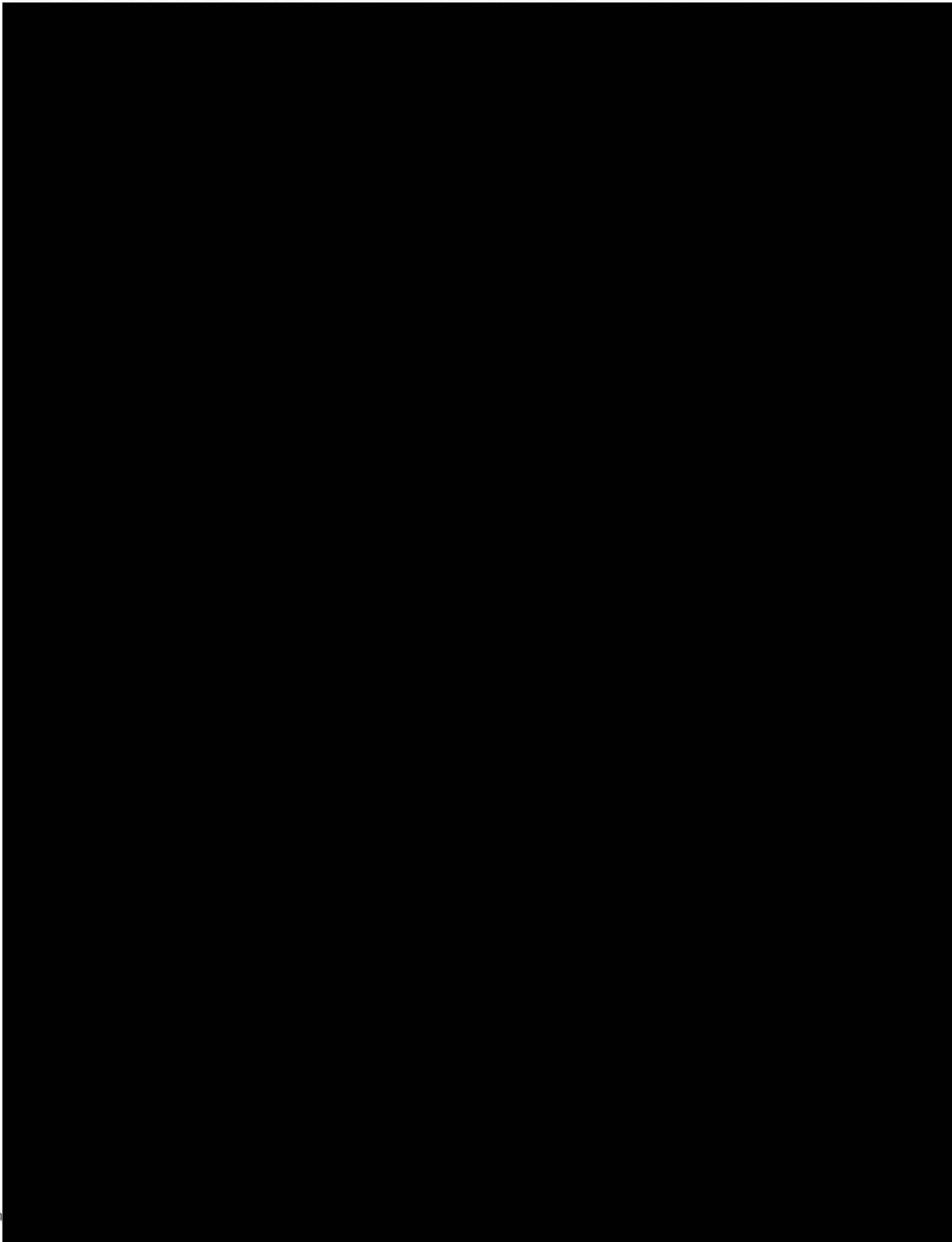
1 message





**RE: re flat 1, 751a Finchley**

1 message



# TENANCY AGREEMENT

for letting a furnished dwelling-house  
on an assured shorthold tenancy  
under Part I of the Housing Act 1988

This is a form of legal document and is not produced or drafted for use without technical assistance, by persons unfamiliar with the law of landlord and tenant.

IF EITHER PARTY DOES NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, HE OR SHE IS STRONGLY ADVISED TO ASK AN INDEPENDENT PERSON FOR AN EXPLANATION. SUCH AN EXPLANATION MIGHT BE GIVEN BY A SOLICITOR, A CITIZENS' ADVICE BUREAU OR A HOUSING ADVICE CENTRE.

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This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier: see Housing Act 1988.

DATE  
PARTIES

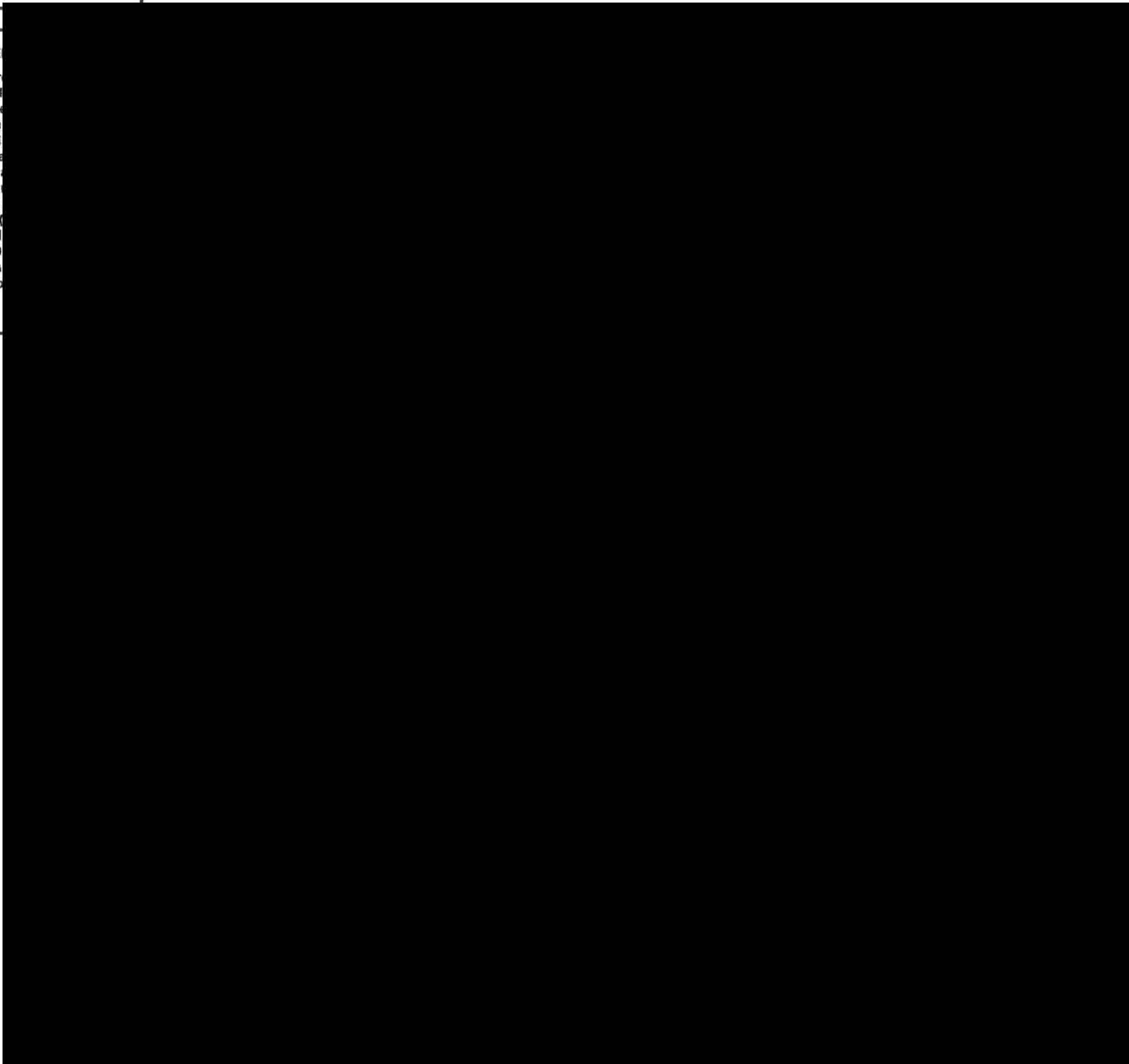


PROPERTY The dwelling-house at

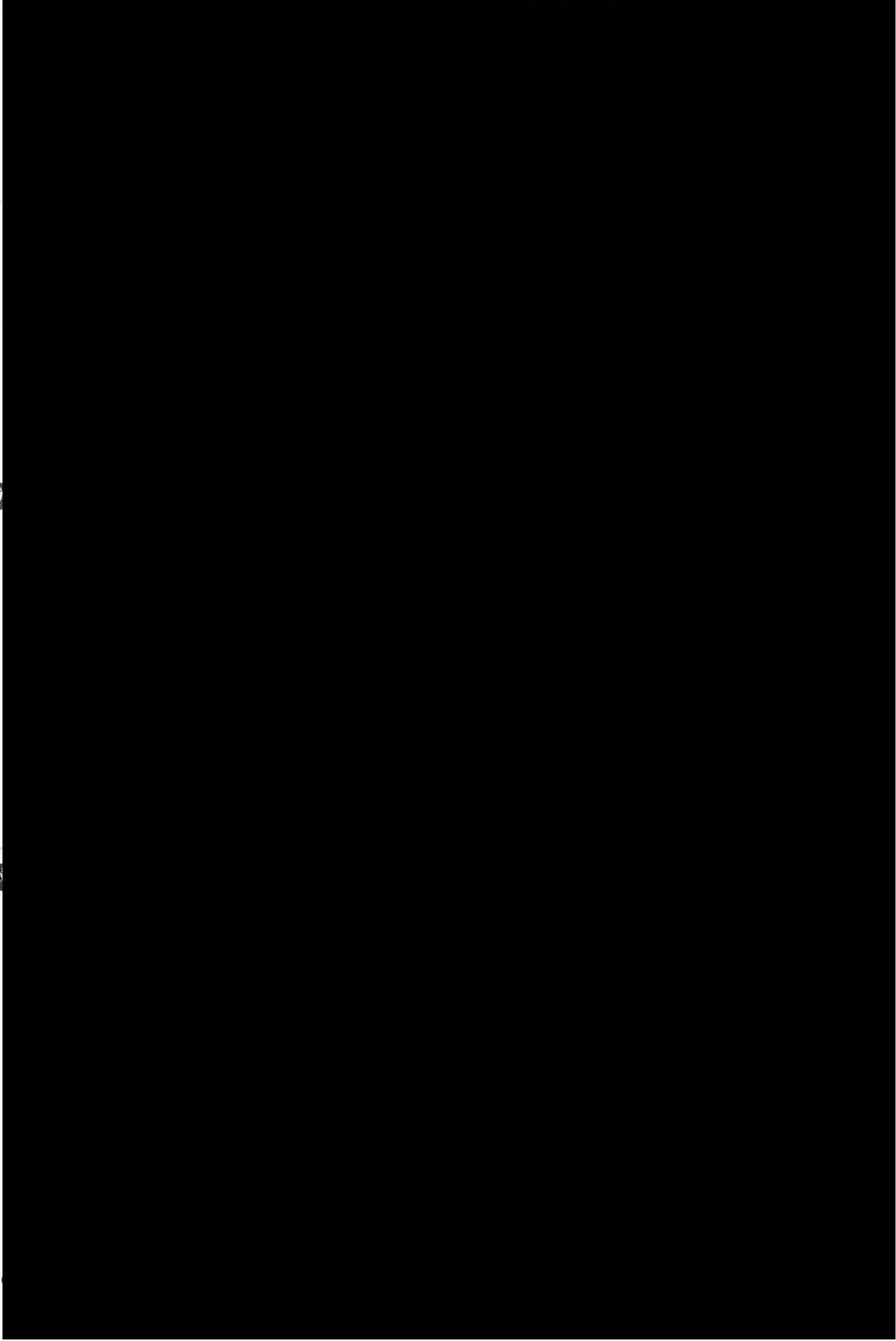
Flat 1, 751A Finchley Road, London, NW11 8DL

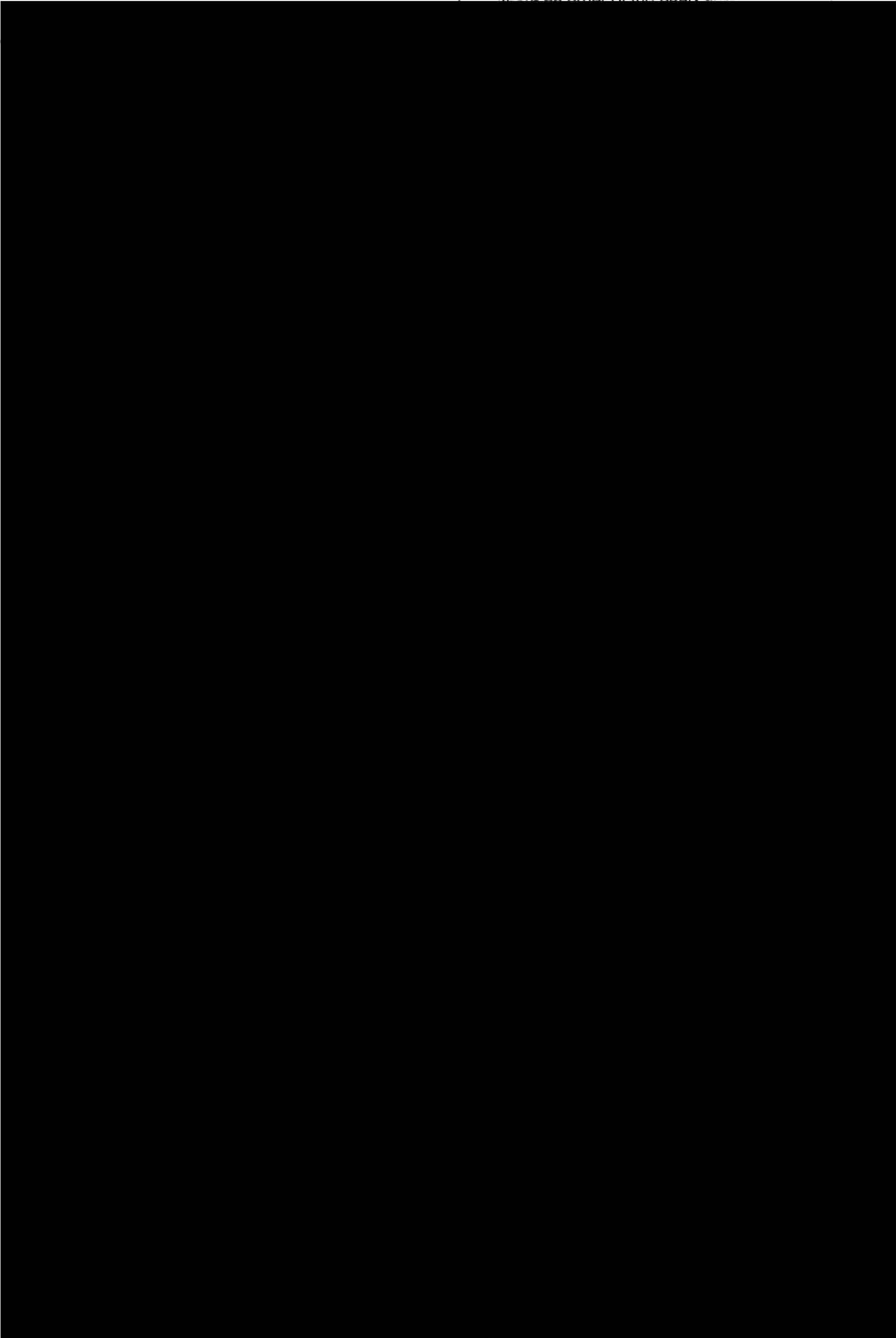
DE

If the landlord gives the landlord 14 days from the date of giving the tenancy to the tenant who has paid the tenant's behaviour information deposit is prescribed by the Housing Act 1988 (Prescribed Information) 2007, S.I. 2007/1000 may not require the deposit to consist of money.



(2) [Redacted] services supplied to the Property during the





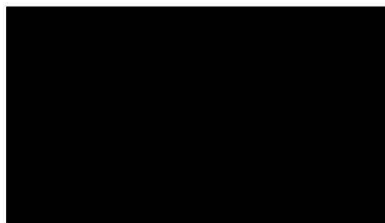


DATED

27-11-17

Sallata Ltd C/O 29 Fountayne Road, London, N16  
7EA (Tel No

and

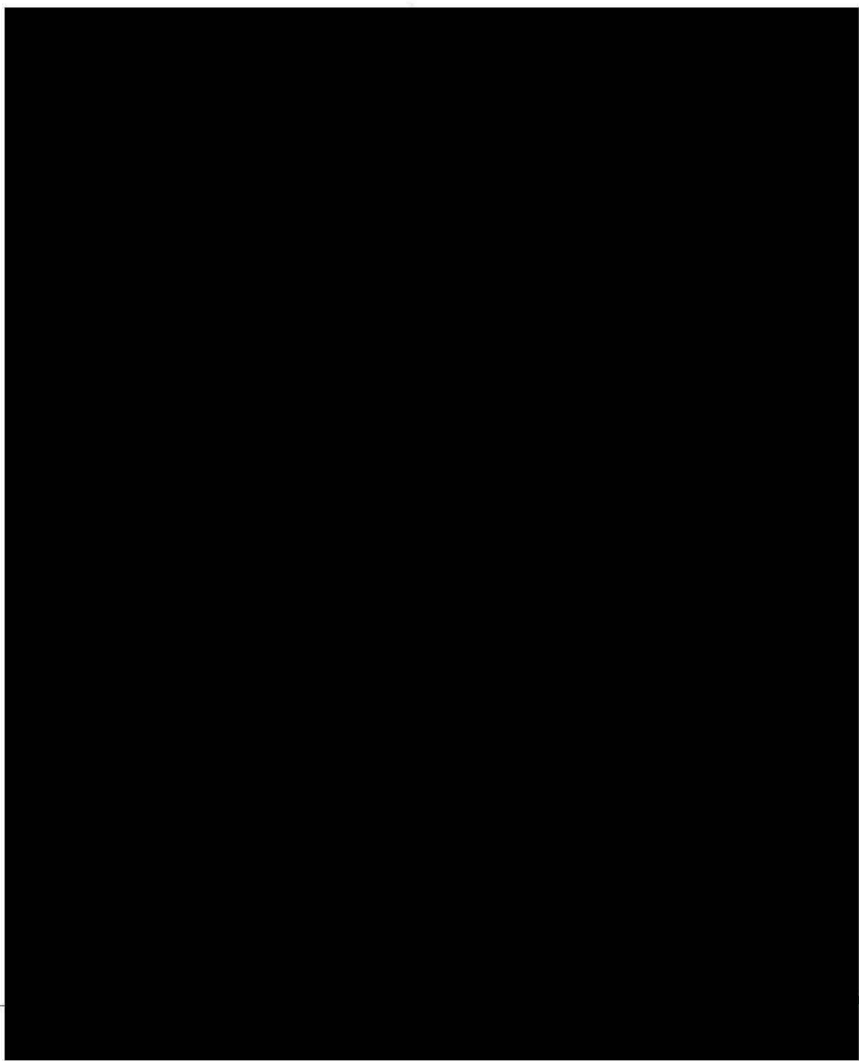


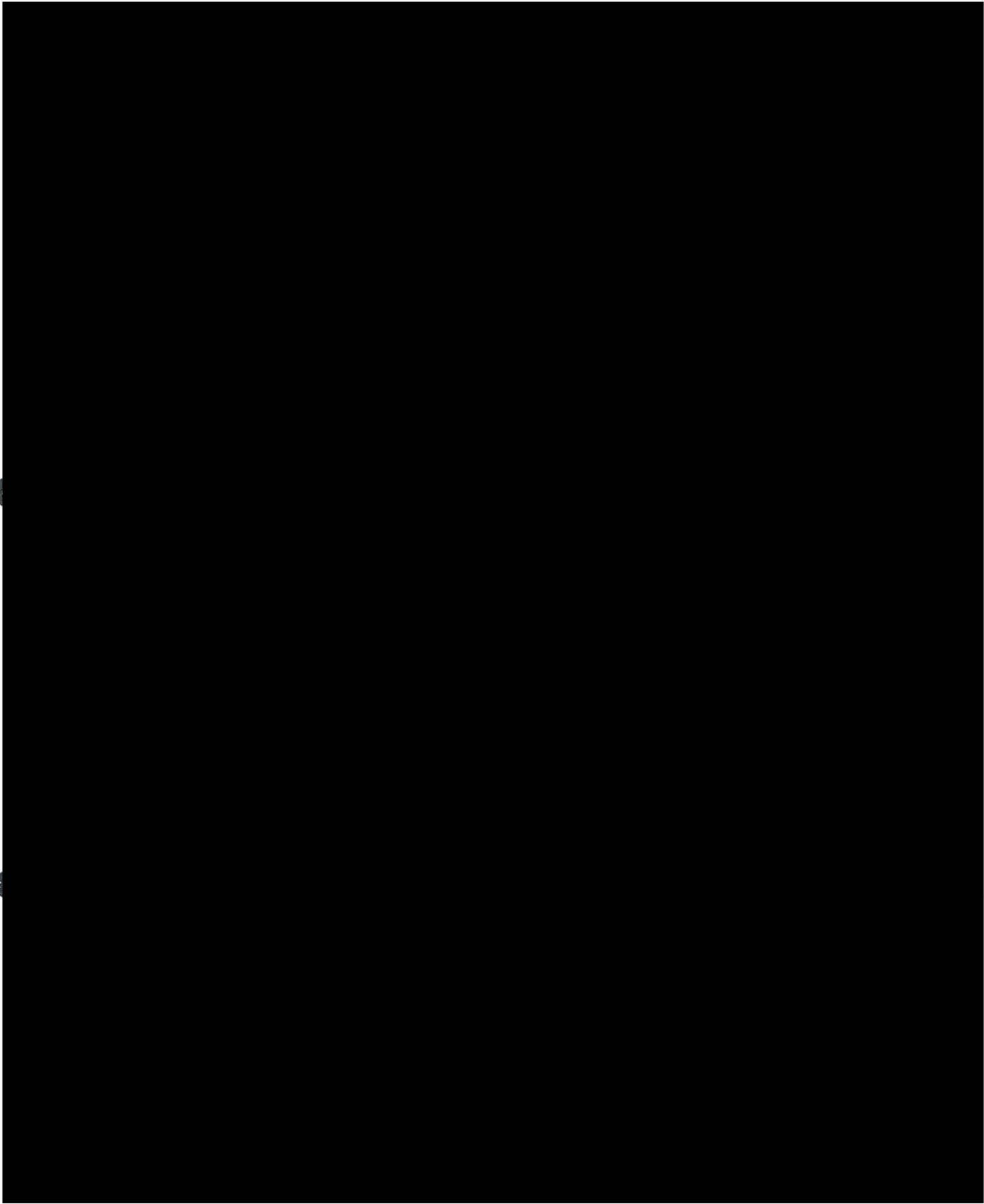
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**Tenancy Agreement**

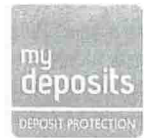
for letting furnished dwelling-house at

Flat 1, 751A Finchley Road, London, NW11  
8DL





# Deposit Protection Certificate



This Certificate confirms that your landlord/agent has protected your deposit with my|deposits, a government authorised tenancy deposit scheme, and complied with the Housing Act 2004 legislation. It must be read in conjunction with the 'Information for Tenants' leaflet which your landlord/agent should have given you with this certificate. A copy is available at [www.mydeposits.co.uk](http://www.mydeposits.co.uk) in the tenant section. This Certificate is valid for the duration of the fixed term AST agreement (details below). If at the end of this agreement any of the terms change or you sign a new AST agreement then your landlord/agent must re-protect your deposit and issue you a new Certificate.

This Certificate has four sections:

1. Warnings to Tenants
2. Details of the Protected Deposit
3. Key details of The Housing Act 2004 - Prescribed Information Order
4. The end of your Tenancy

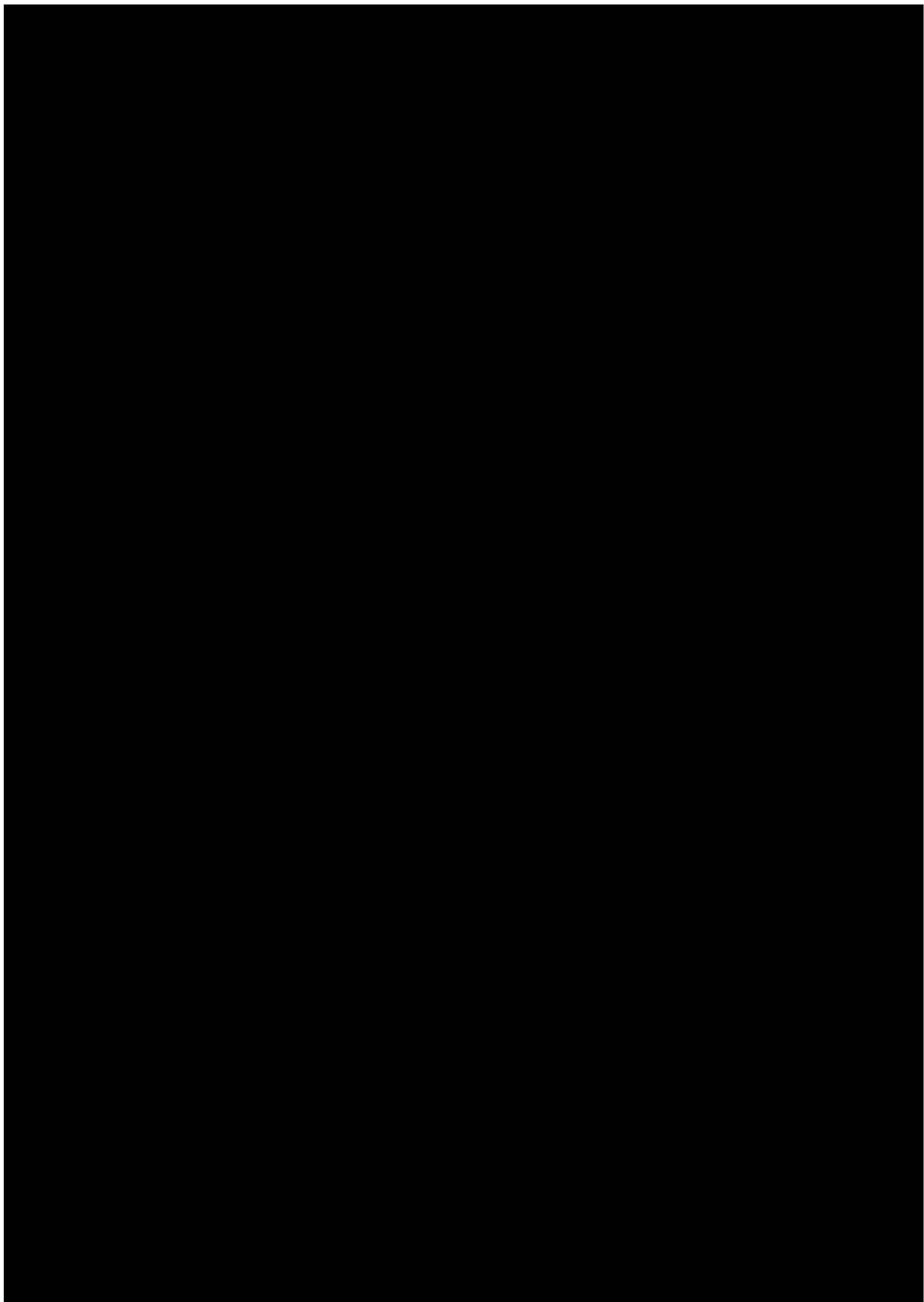
## Section 1 – Warnings to Tenants:

- A landlord may protect the tenant's deposit with my|deposits. Alternatively a landlord may instruct an agent to protect the tenant's deposit on the landlord's behalf.
  - Your landlord always remains responsible for your deposit even if the landlord has instructed an agent to protect it on their behalf.
  - my|deposits does not hold your deposit, except during a deposit dispute when we will hold the disputed amount until the dispute is resolved.
  - Within 30 days of receiving your deposit your landlord/agent must provide you with a signed Deposit Protection Certificate and the my|deposits 'Information for Tenants' leaflet.
  - You should sign this Certificate to confirm the details are correct, or contact your landlord/agent with any errors.
  - my|deposits agent members must hold your deposit in a client bank account separate from other business monies.
- IF YOU HAVE PAID YOUR DEPOSIT TO AN AGENT YOU MAY WANT TO CHECK THIS**

## Section 2 – Details of the Protected Deposit:

Property Address:

Flat 1, 751a Finchley Road, London, NW11 8DL



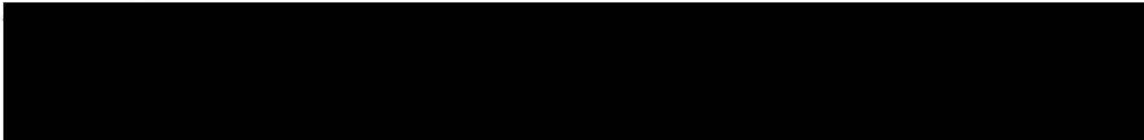
# BERNS & COMPANY

43 Mill Lane  
West Hampstead  
London NW6 1NB  
Tel 020 7431 6880 Fax 020 7431 6882

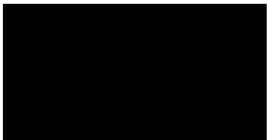
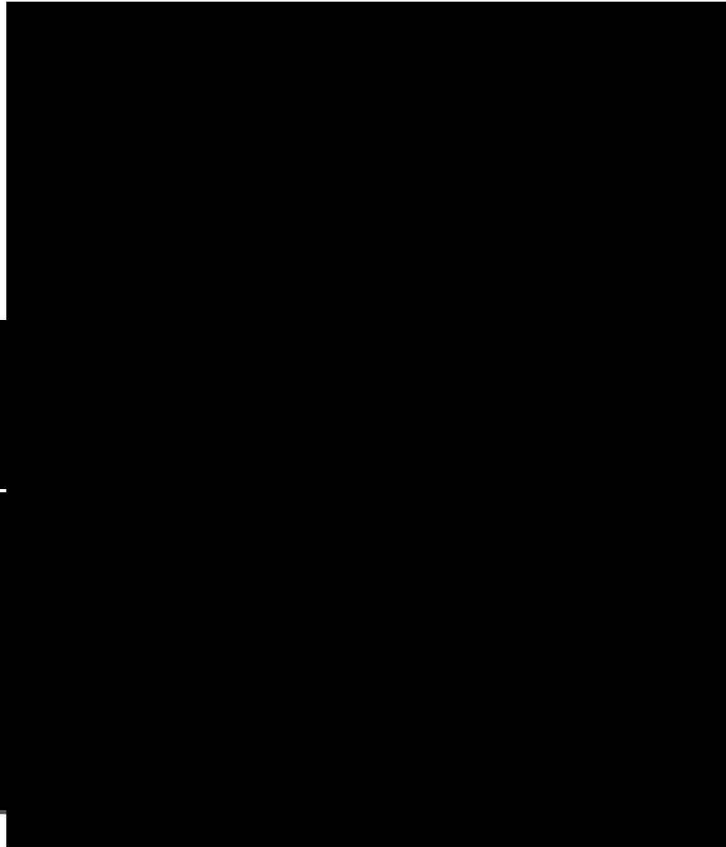
## STATEMENT

Sellata Ltd  
C/o 29 Fountayne Road  
LONDON  
N16 7EA

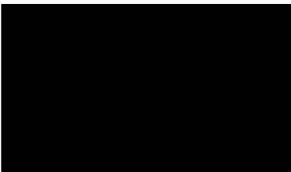
November 29, 2017



Flat 1 751a Finchley Road NW11



Flat 1 751a Finchley Road NW11



# BERNS & COMPANY

43 Mill Lane  
West Hampstead  
London NW6 1NB  
Tel 020 7431 6880 Fax 020 7431 6882

## STATEMENT

Sellata Ltd  
C/o 29 Fountayne Road  
LONDON  
N16 7EA

November 29, 2018

MONEY COLLECTED

Rent

Deposit

Flat 1 751A Finchley Rd

Con

Flat

\*\*\*

and

[REDACTED]

Date: Wed, 12 Jul 2023 at 15:08

Subject: Fwd: [EXTERNAL] re Account no.7253086410 - Flat 1, 751a Finchley Road, London NW11 8DL [#9756398]

To: <[bf@ajplans.co.uk](mailto:bf@ajplans.co.uk)>

Cc: <[sruili@ajplans.co.uk](mailto:sruili@ajplans.co.uk)>

----- Forwarded message -----

From: **Housemoves Landlord Rentals** <[rentals@scottish-southern.co.uk](mailto:rentals@scottish-southern.co.uk)>

Date: Tue, 17 Apr 2018 at 15:46

Subject: Re: [EXTERNAL] re Account no.7253086410 - Flat 1, 751a Finchley Road, London NW11 8DL [#9756398]

To: <[accounts@abarisltd.co.uk](mailto:accounts@abarisltd.co.uk)>



[REDACTED]

into the  
future

Subject: [EXTERNAL] re Account no.7253086410 - Flat 1, 751a Finchley Road, London NW11 8DL

[REDACTED]





# FLEXO

FURNITURE & APPLIANCES FOR LANDLORDS

## Invoice

Vat No.	Tax Date	Invoice No
125 603 636	28/11/2017	18196

### Ship To

751A FINCHLEY RD  
NW11 8DL  
FLAT 1  
FLAT OVERLOOKING ROAD

Qty	Rate	Amount
1	89.00	89.00
1	75.00	75.00

08

EX



FLEEXO  
FURNITURE & APPLIANCES FOR LANDLORDS

# Invoice

Vat No.	Tax Date	Invoice No
125 603 636	28/11/2017	18196

Invoice To
[REDACTED]

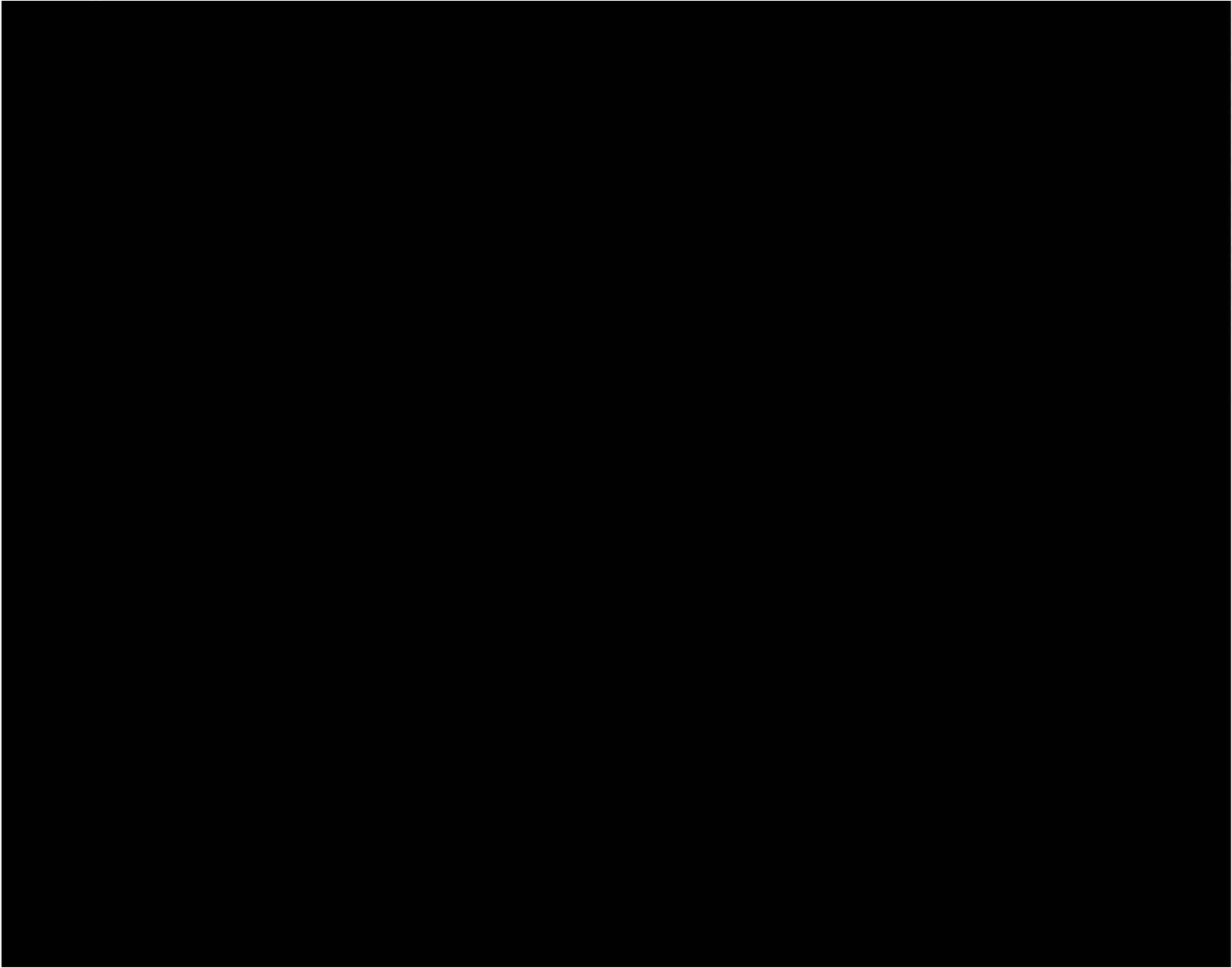
Ship To
751A FINCHLEY RD NW11 8DL FLAT 1 FLAT OVERLOOKING ROAD

Description	Qty	Rate	Amount
[REDACTED]			0
[REDACTED]			0



**Re: re flat 1, 751a Finchley Road**

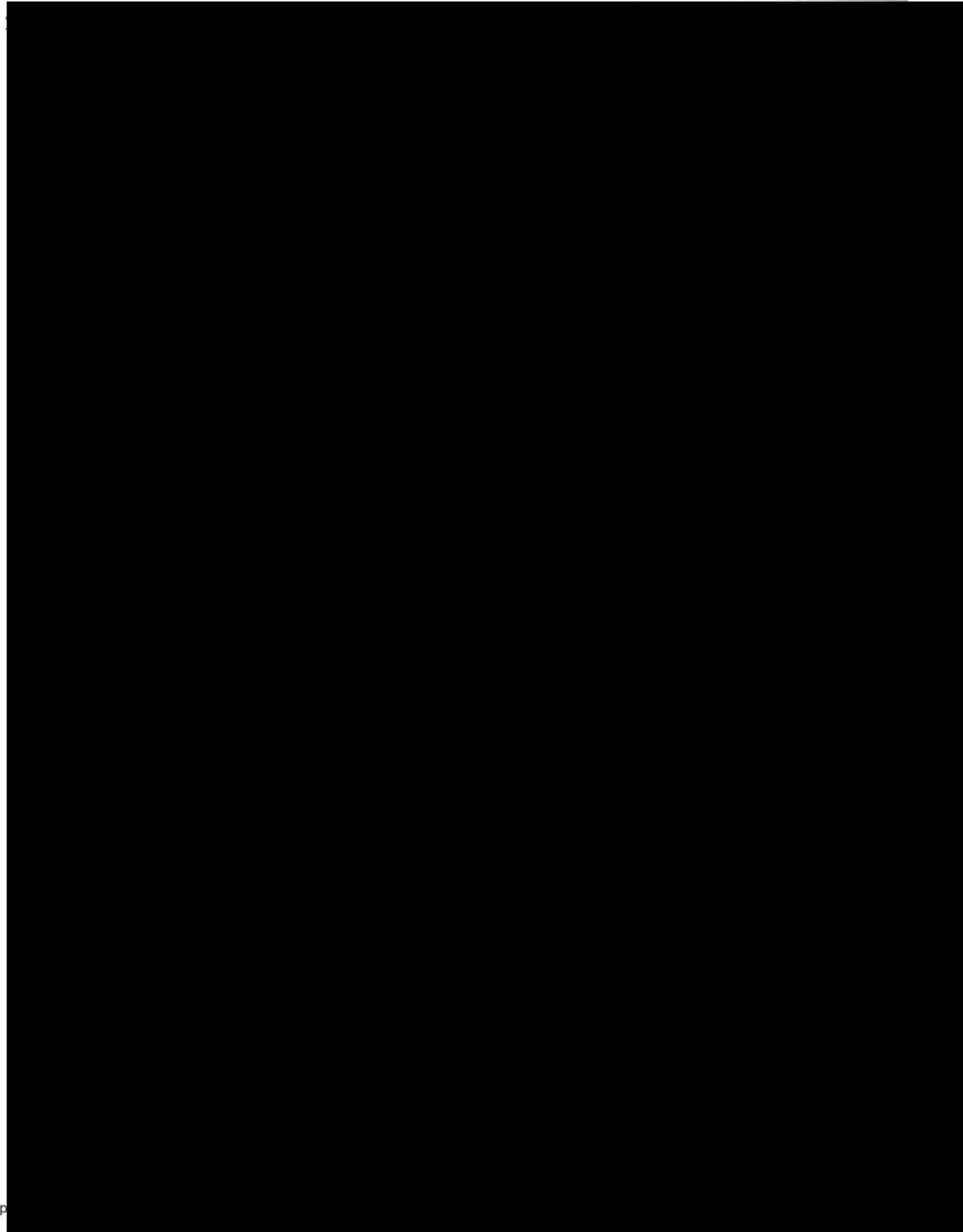
1 message





**RE: 1 751A FR**

1 message



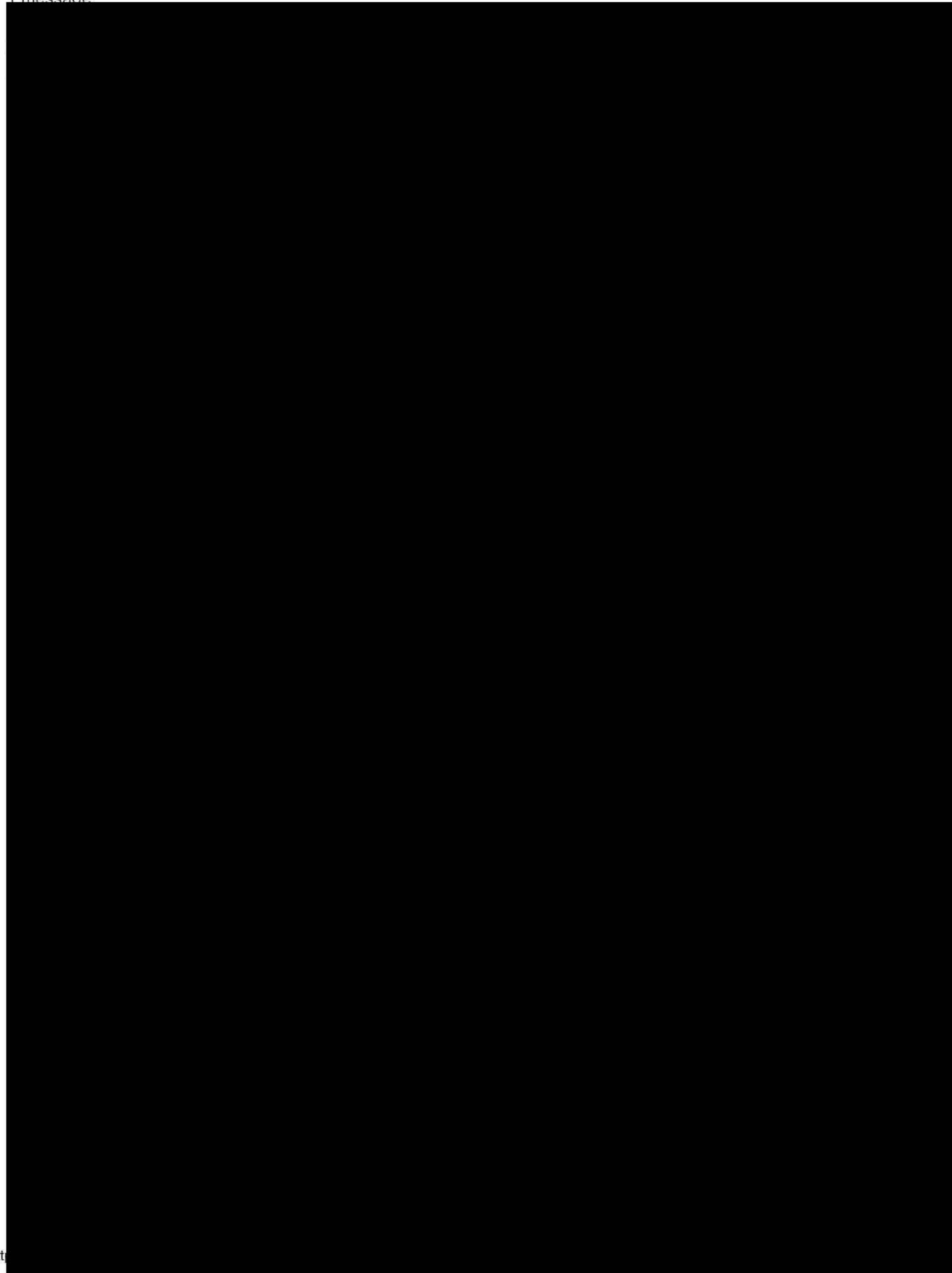




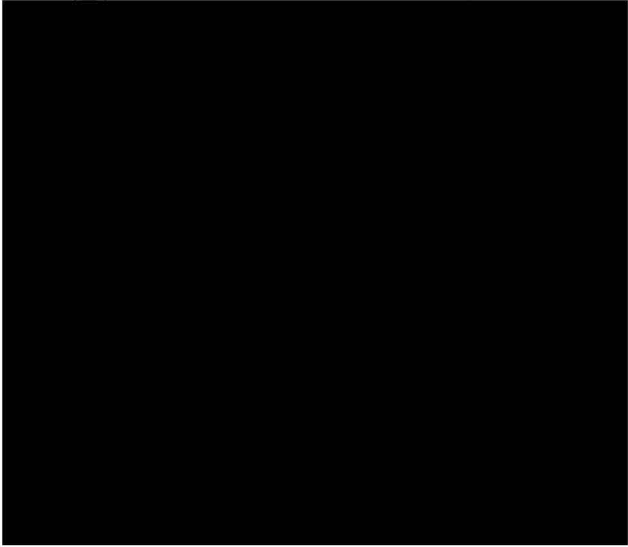
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**RE: re Flat 1, 751a Finchley Road**

1 message





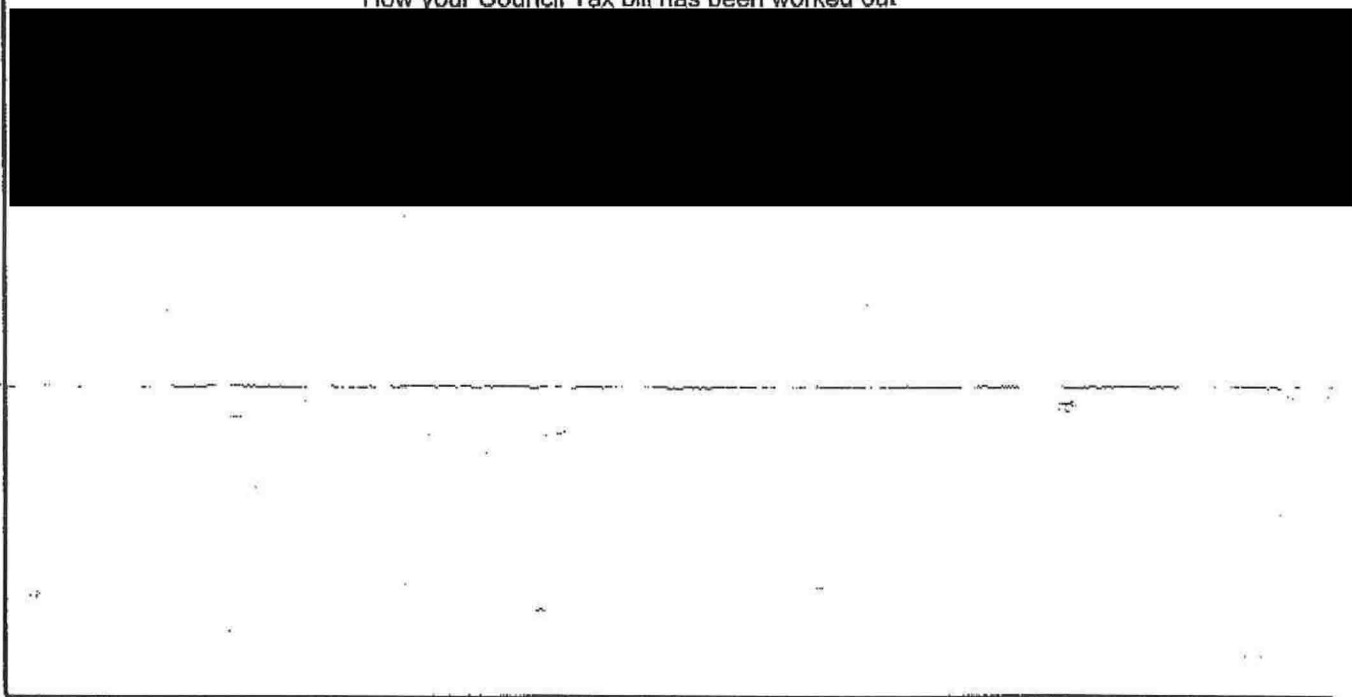




00000010000000000000  
0751770100054160000

<b>Property Address</b> Flat 1 1st Flr 751A Finchley Road London NW11 8DL	<b>Band</b>     <b>A</b>
---	---

How your Council Tax bill has been worked out

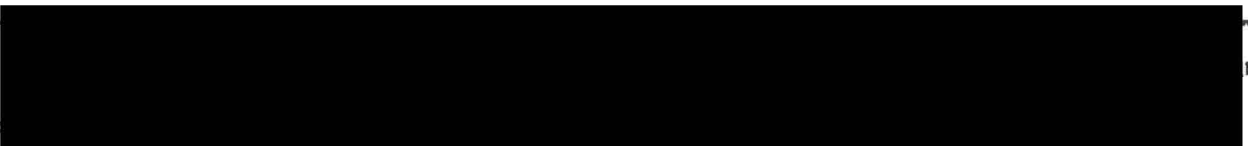


Reason for Bill: Exemption Change

Total amount due

**£0.00**

A detailed information booklet to accompany this bill is available on our website at [www.barnet.gov.uk/council-tax](http://www.barnet.gov.uk/council-tax)



6338 3903 0000 0033 3356 616

**This Account is for information only.  
No Payment is required.**

YOU MUST INFORM BARNET COUNCIL WITHIN 21 DAYS OF ANY CHANGE IN CIRCUMSTANCES AFFECTING YOUR COUNCIL TAX. E.G. DISCOUNT, DISREGARD, EXEMPTION, PREMIUM, DISABILITY REDUCTION OR COUNCIL TAX SUPPORT, OR IF YOU MOVE HOUSE IF YOU FAIL TO DO SO YOU MAY BE SUBJECT TO A FINANCIAL PENALTY AND REMOVAL OF THE EXEMPTION RETROSPECTIVELY.

# ASSURED SHORTHOLD TENANCY AGREEMENT

for residential accommodation  
furnished and unfurnished

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This Tenancy Agreement is for letting furnished or unfurnished residential accommodation on an Assured Shorthold Tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.

N.B. A Notice of Assured Shorthold Tenancy need no longer be served on the Tenant for new tenancies created on or after 28 February 1997.

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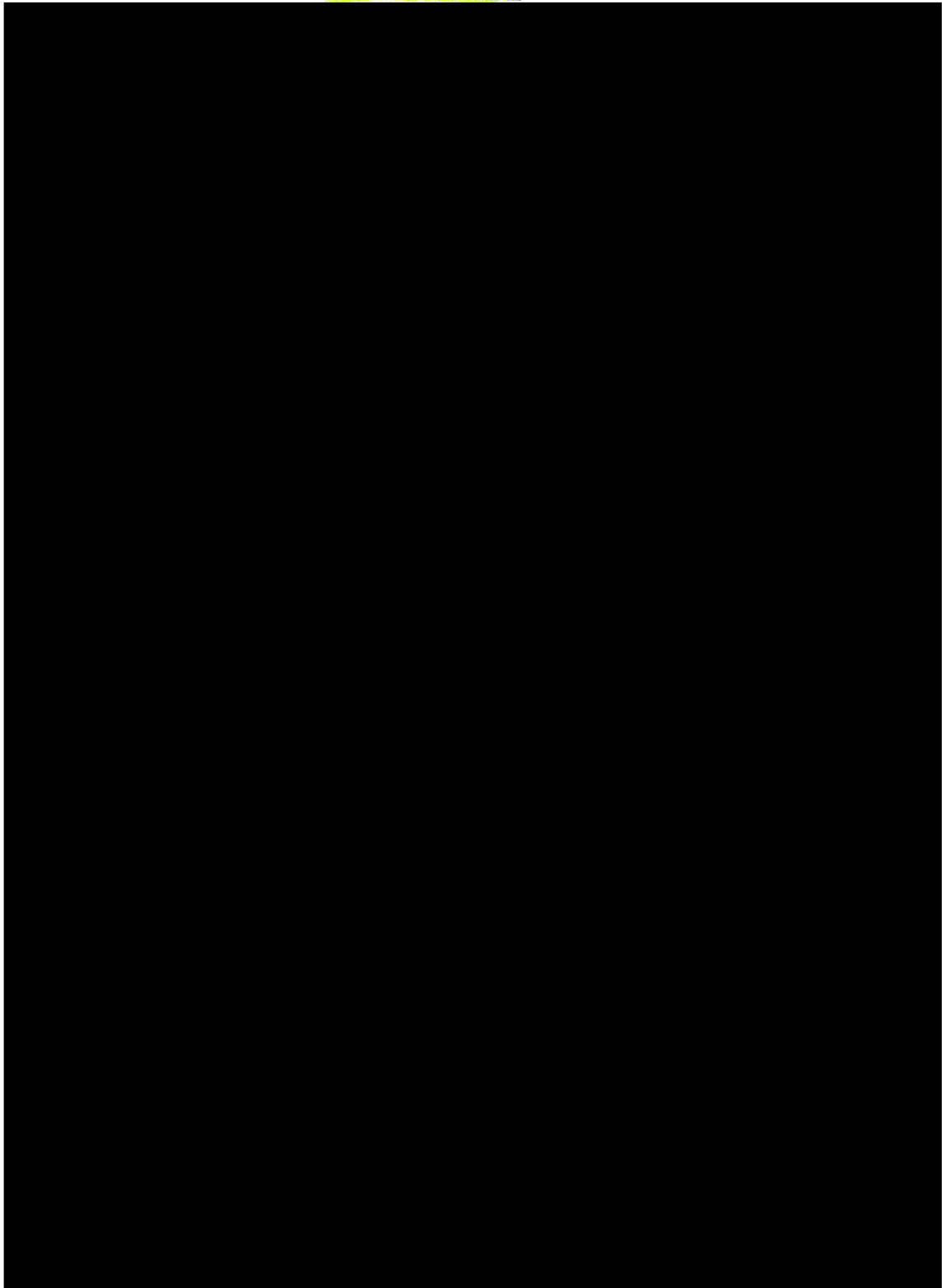
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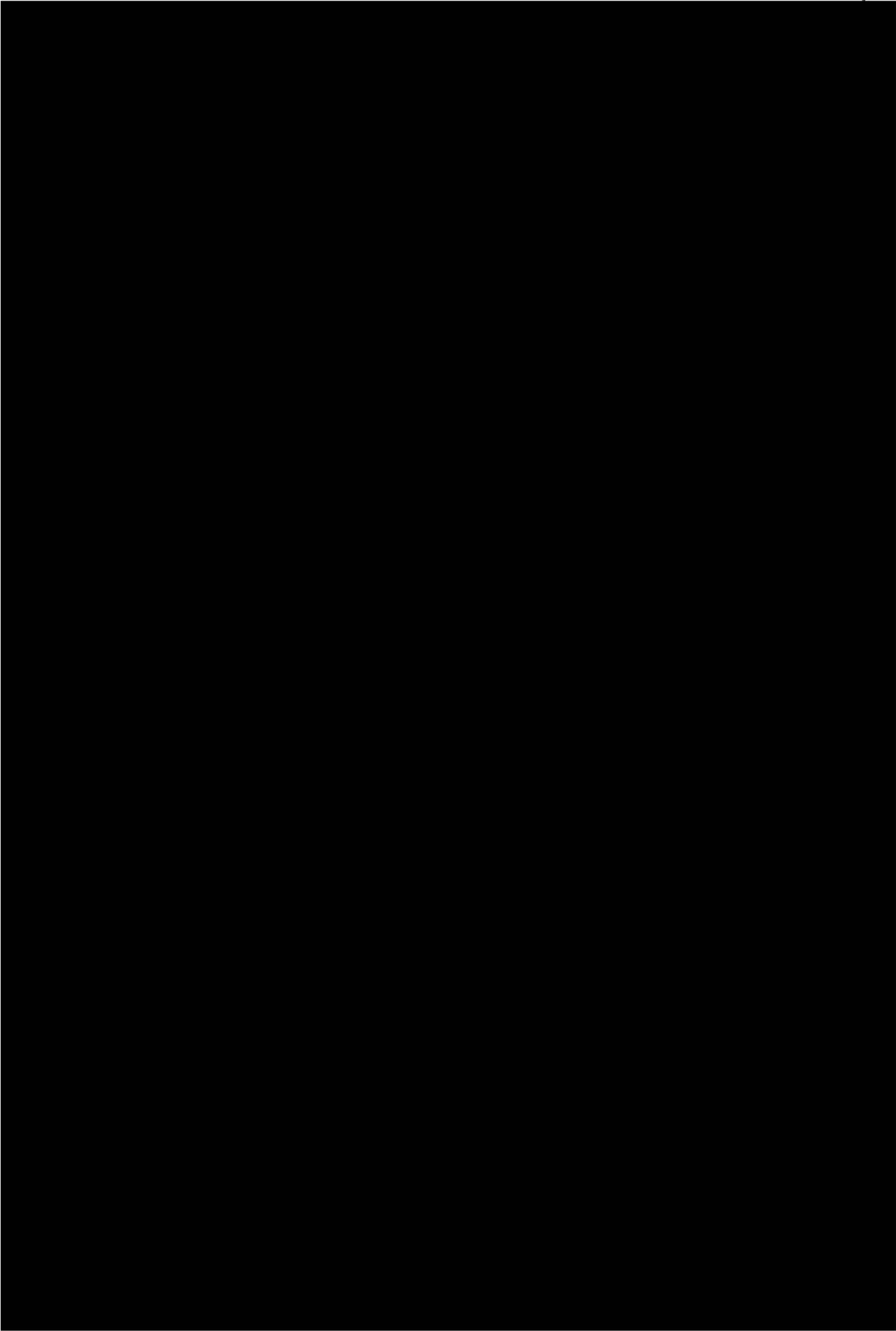
This agreement is made on the date specified below between the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an Assured Shorthold Tenancy within the meaning of the Housing Act 1988.

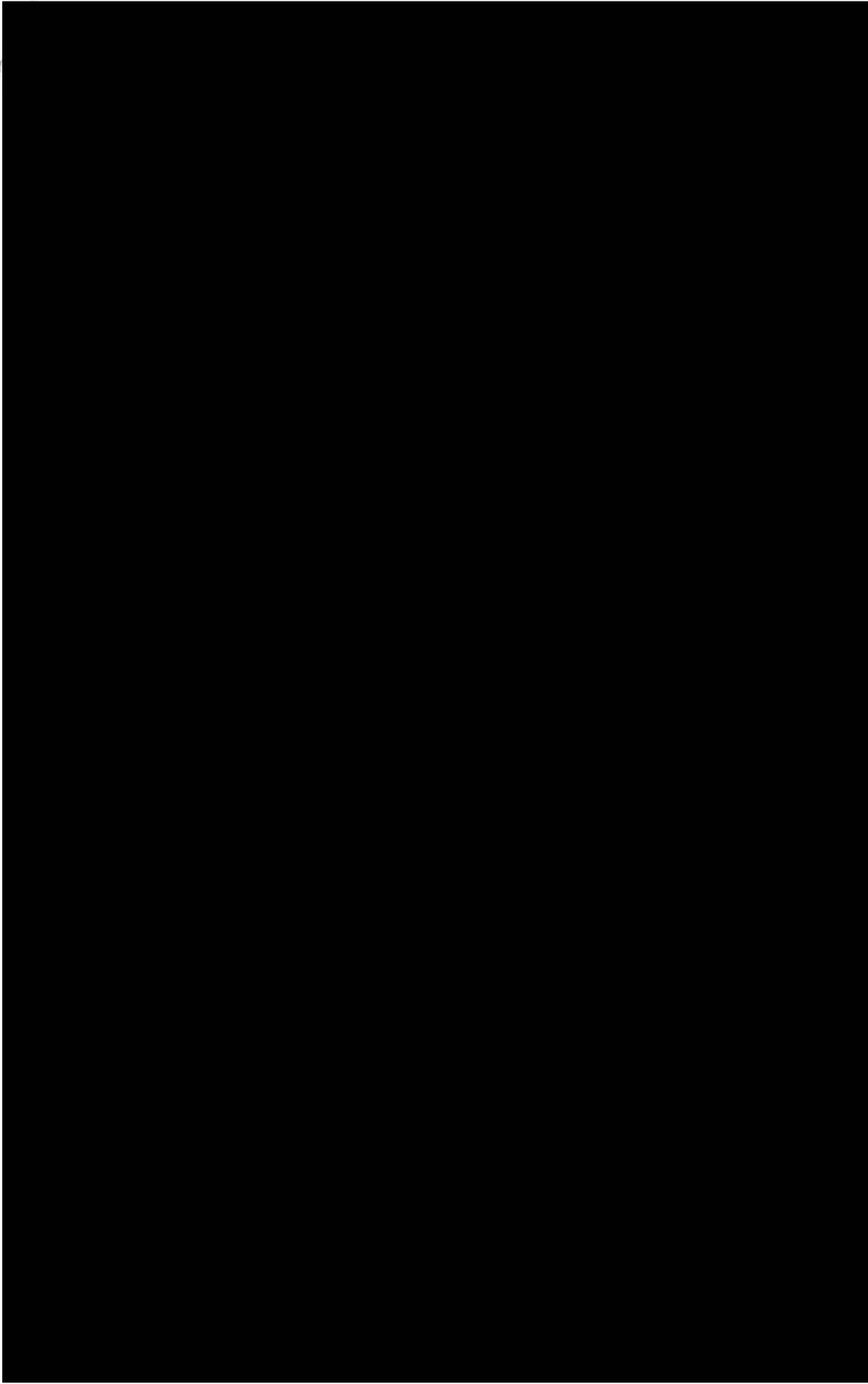
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**DATE** 02/02/2020

**PREMISES** Flat 1 751a Finchley Road  
London NW11 8DL



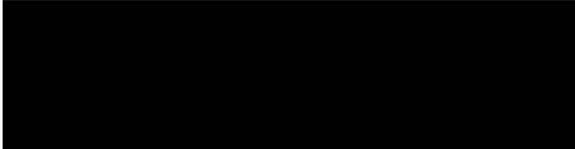




# Assured Shorthold Tenancy Agreement (AST)

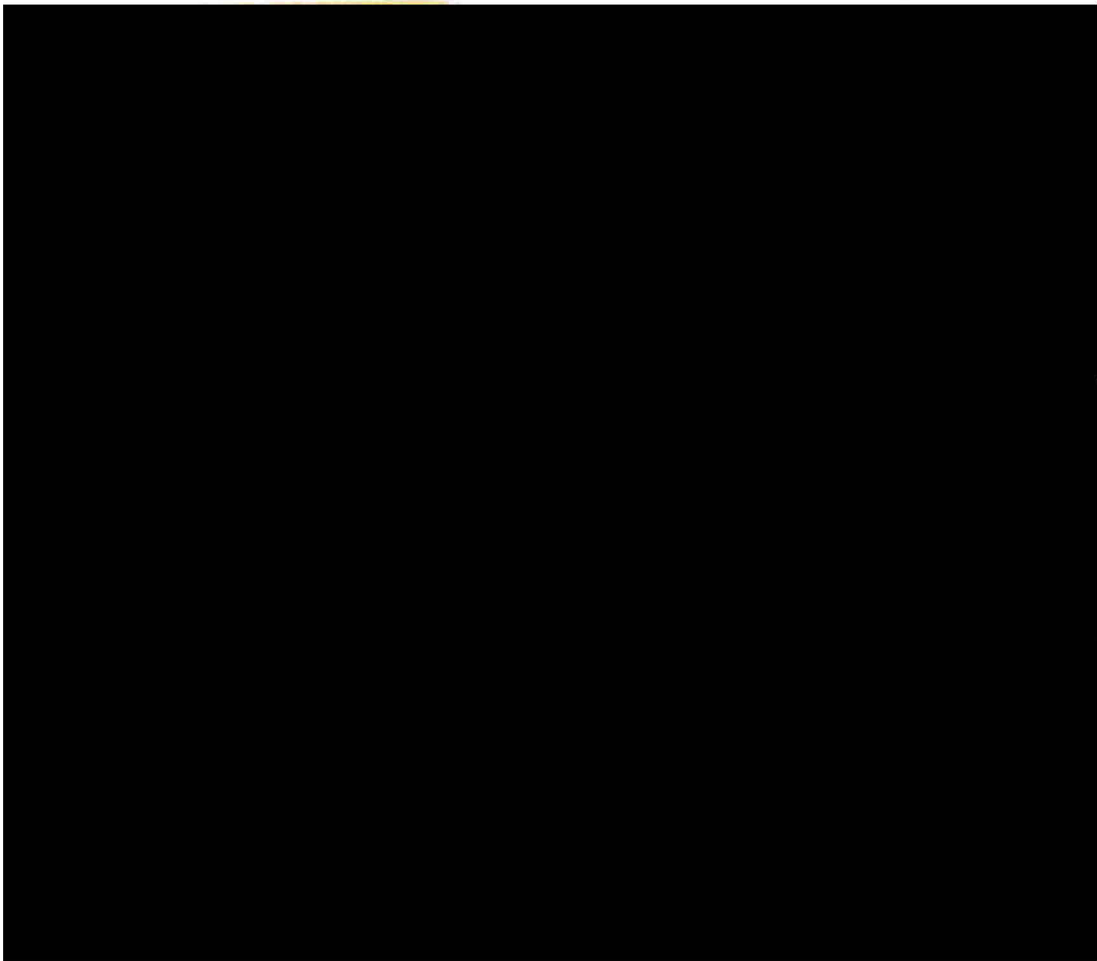
This agreement is dated: 17/02/2020

## 1. Parties to this agreement

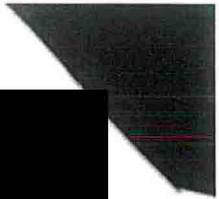
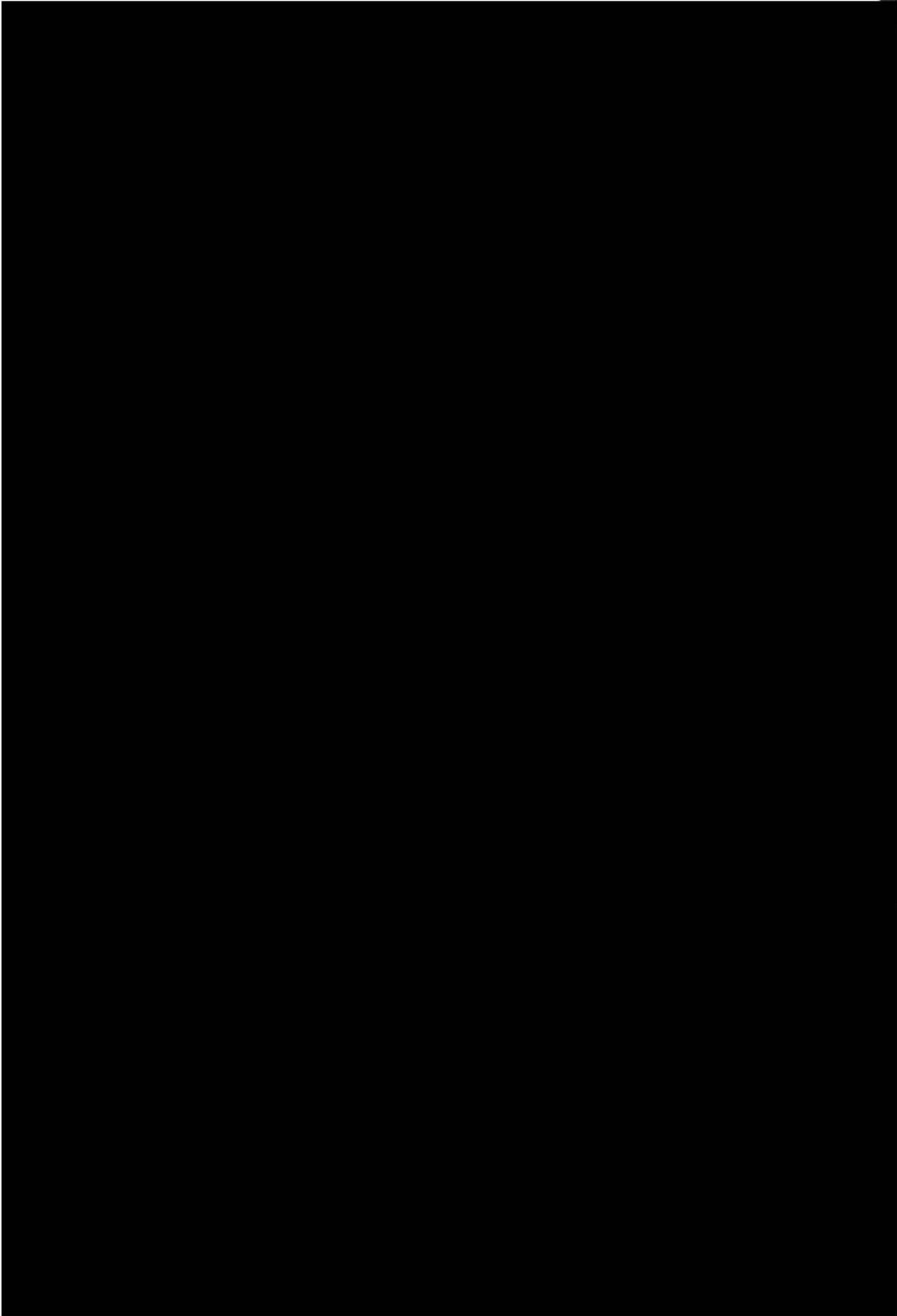


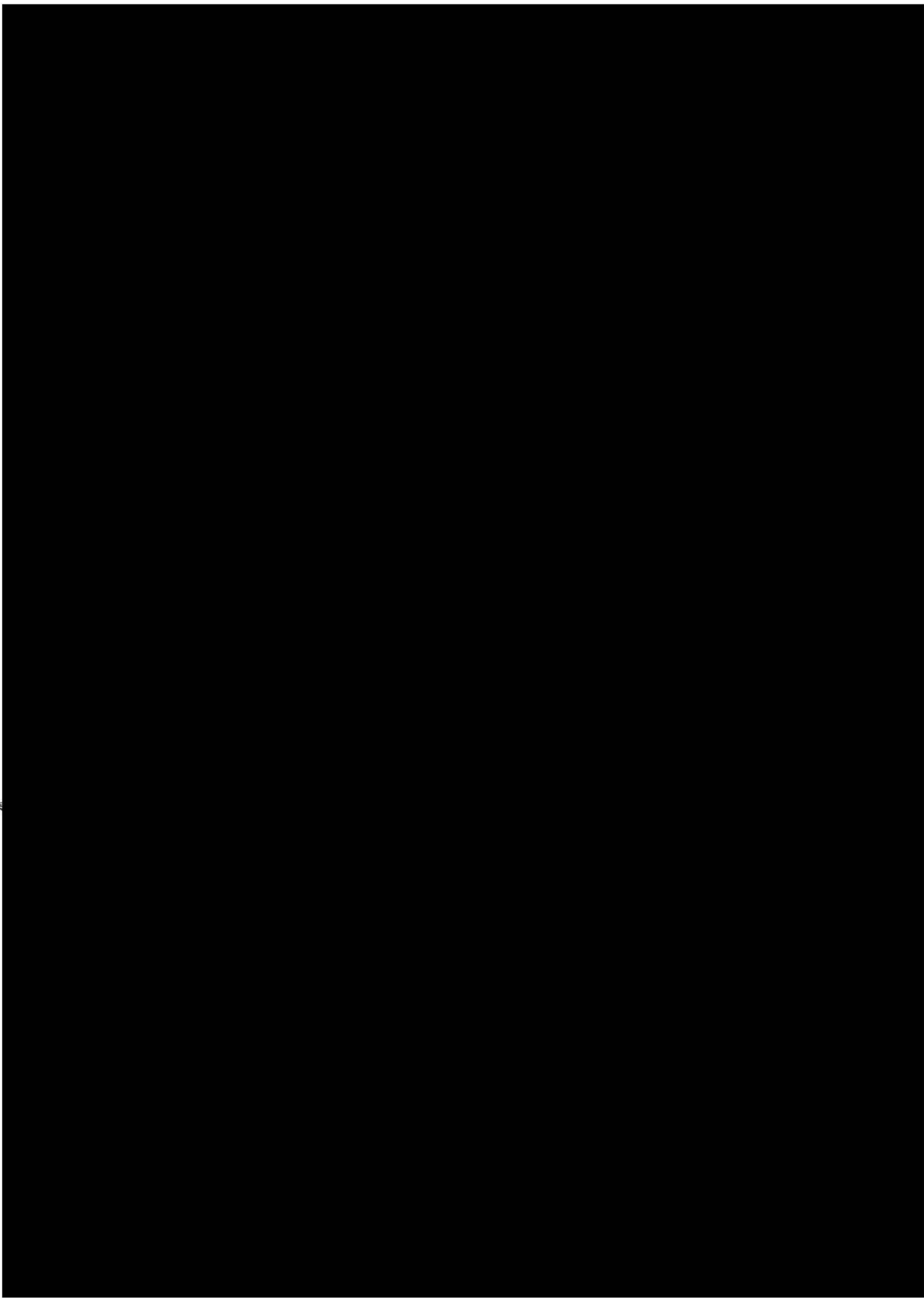
## 2. Summary of terms

The property let by this agreement is: Flat 1, 751a Finchley Road, London, NW11 8DL.



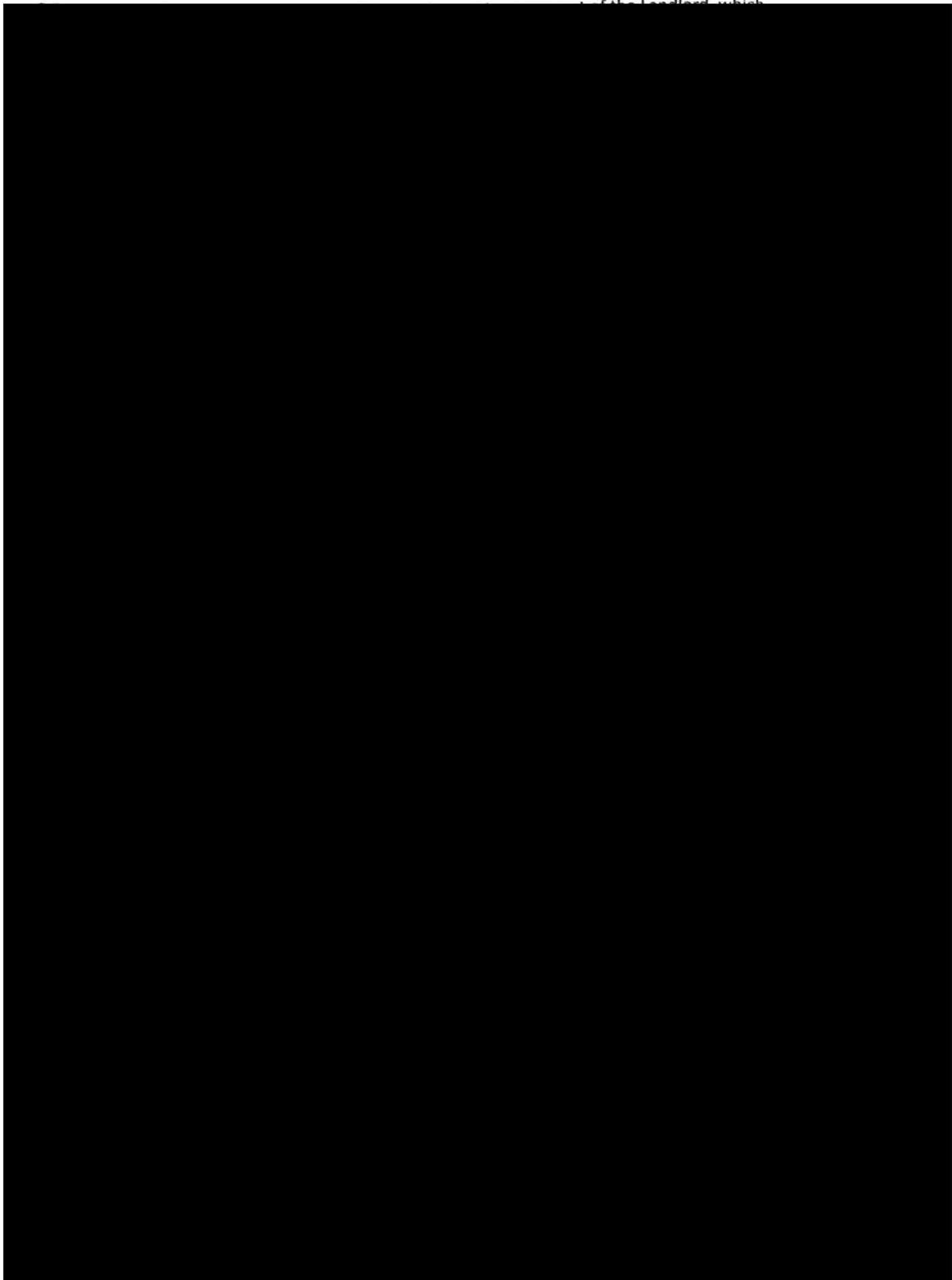


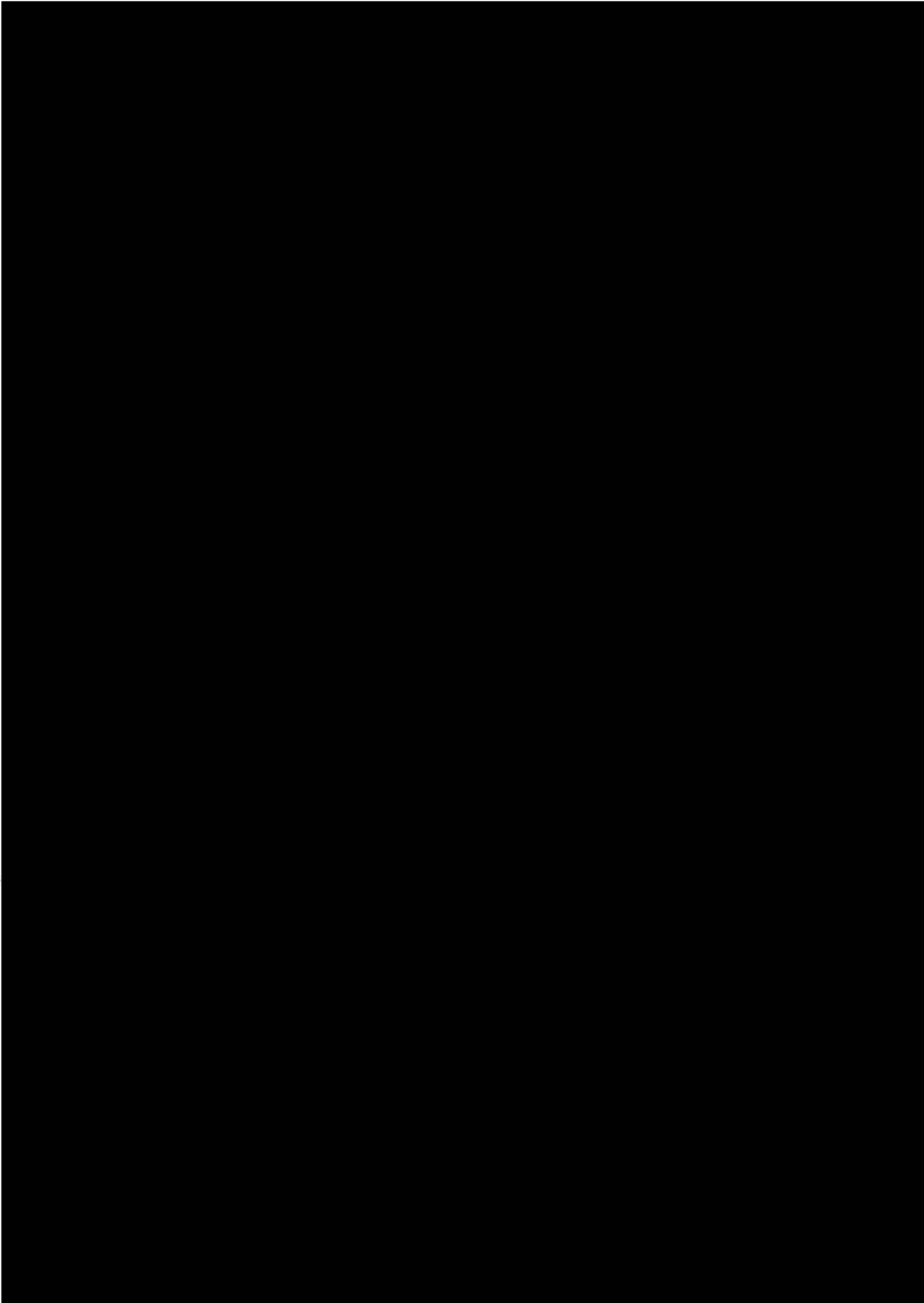


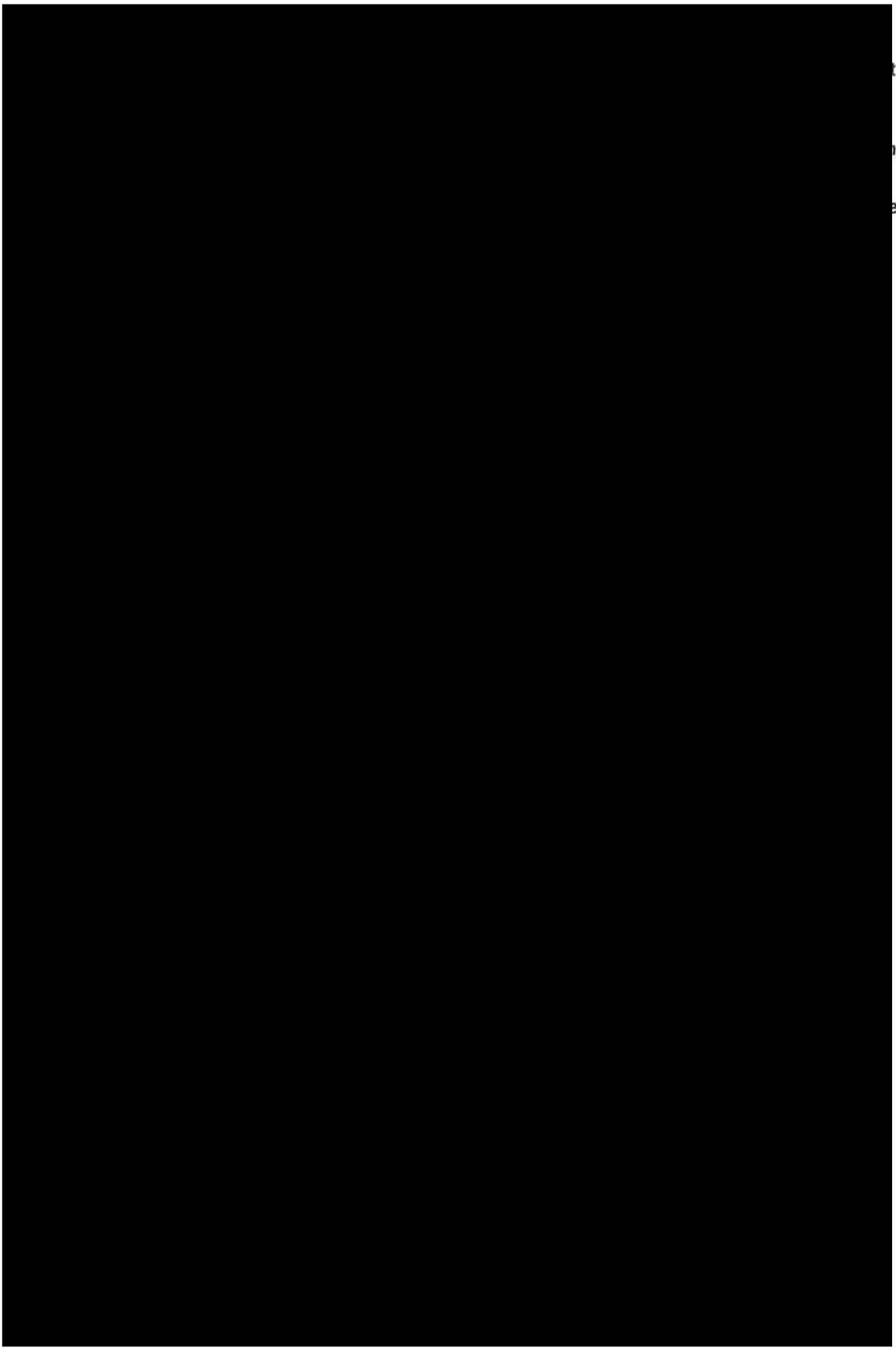




of the Landlord which

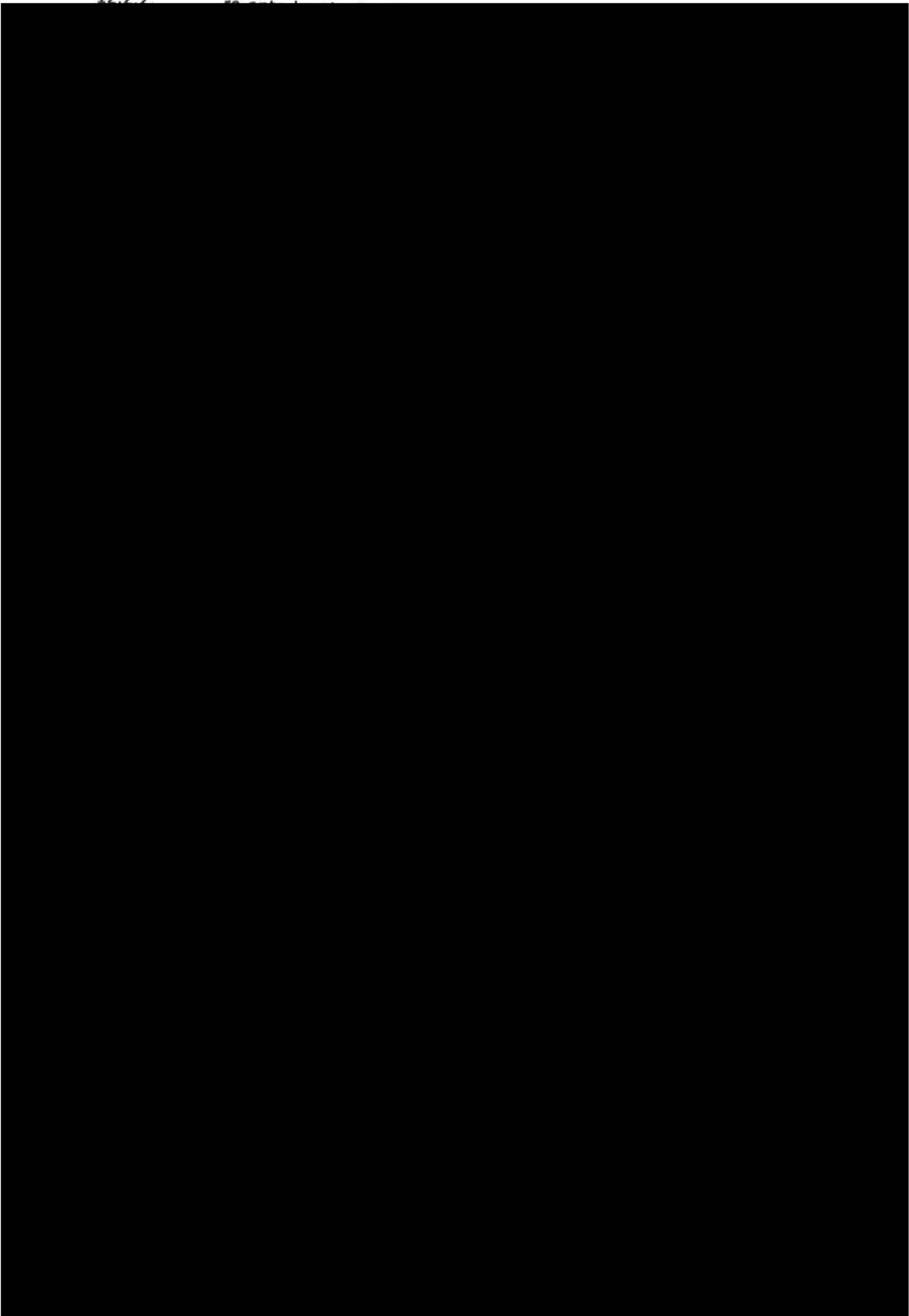




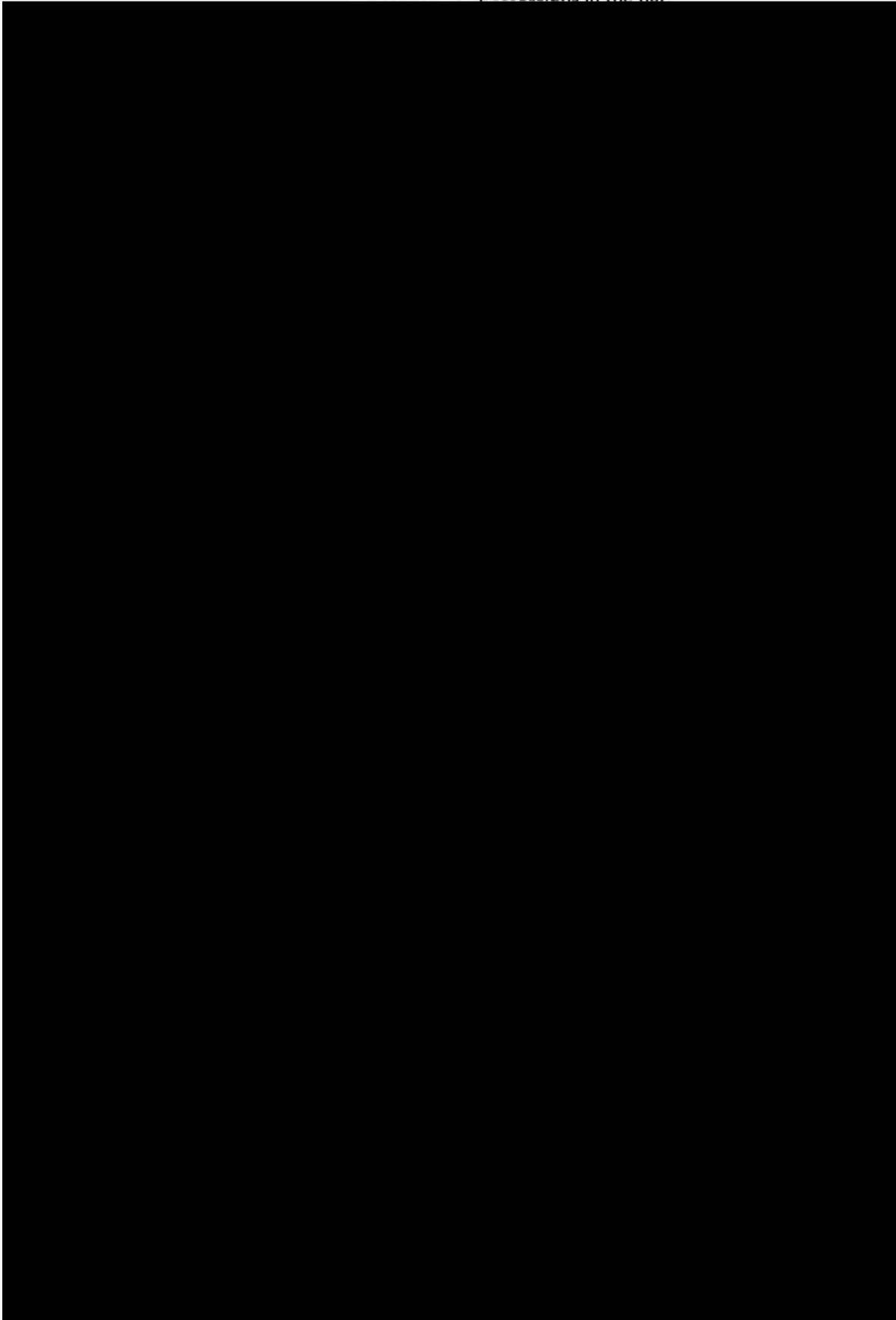


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2





13.2. The Tenant shall insure his own possessions in the flat



act by  
cy

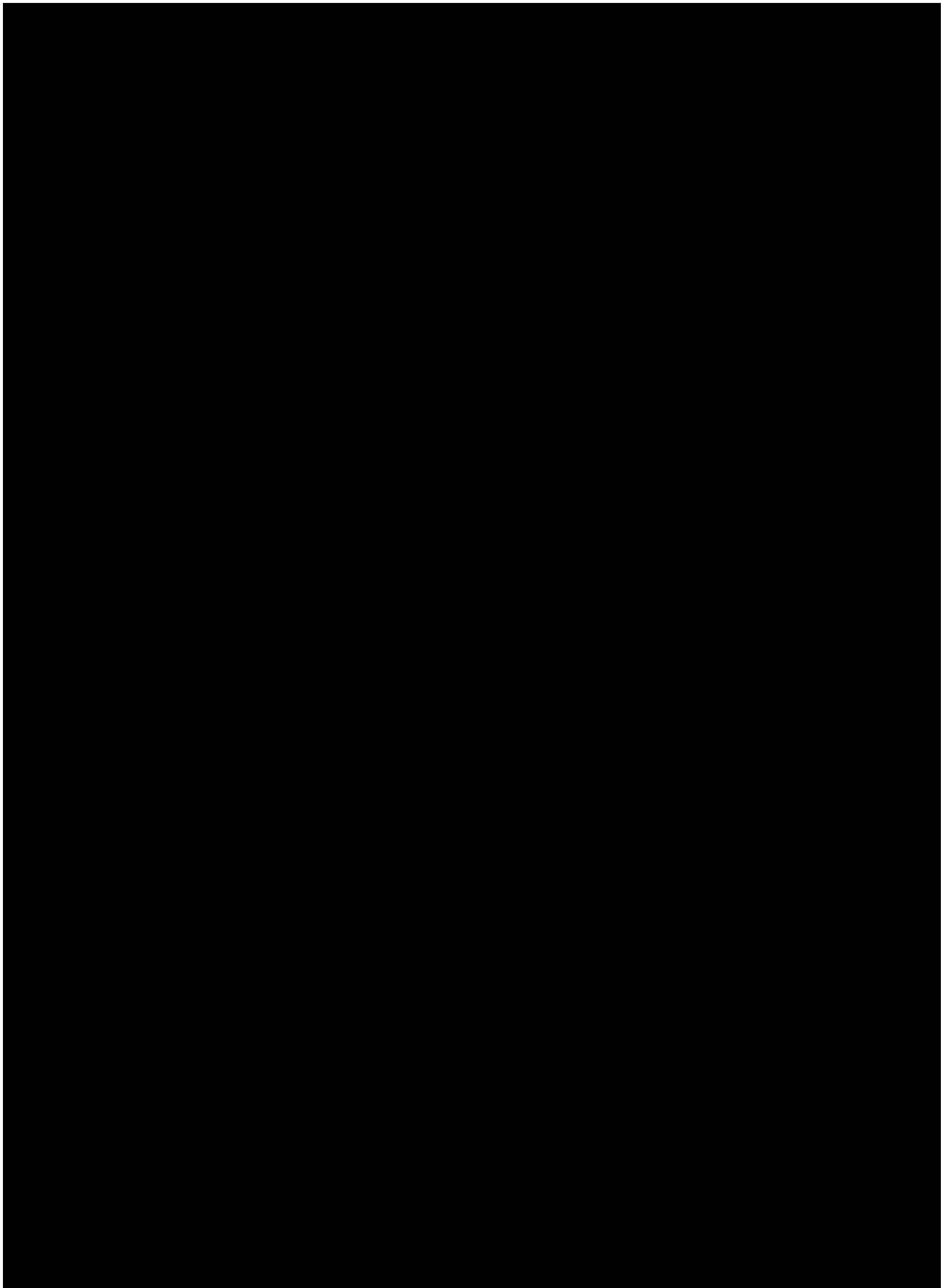
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16. Notices

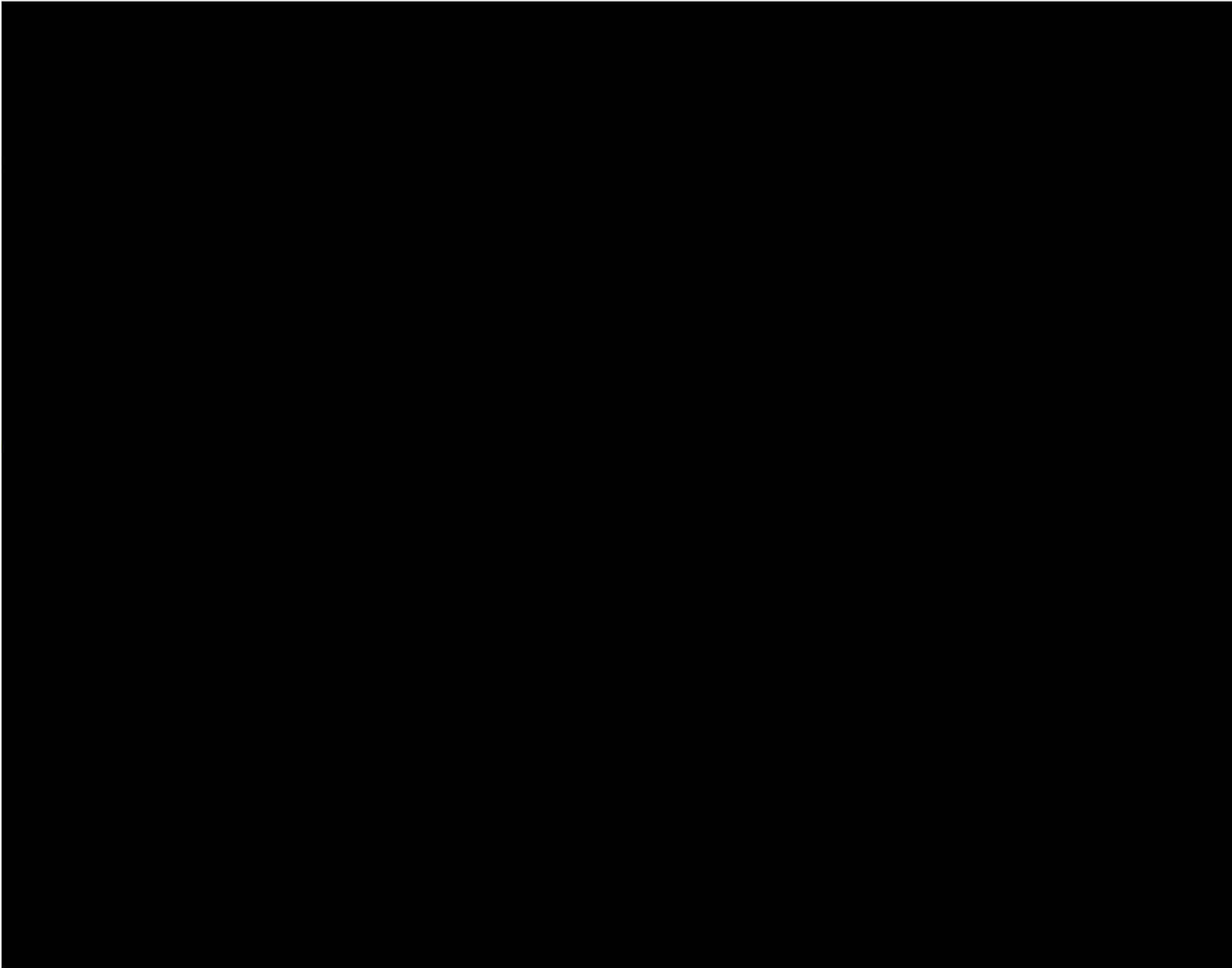




Tenancy:



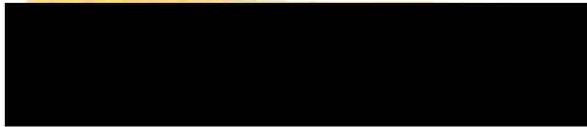
at **751a Finchley Road**



# Assured Shorthold Tenancy Agreement (AST)

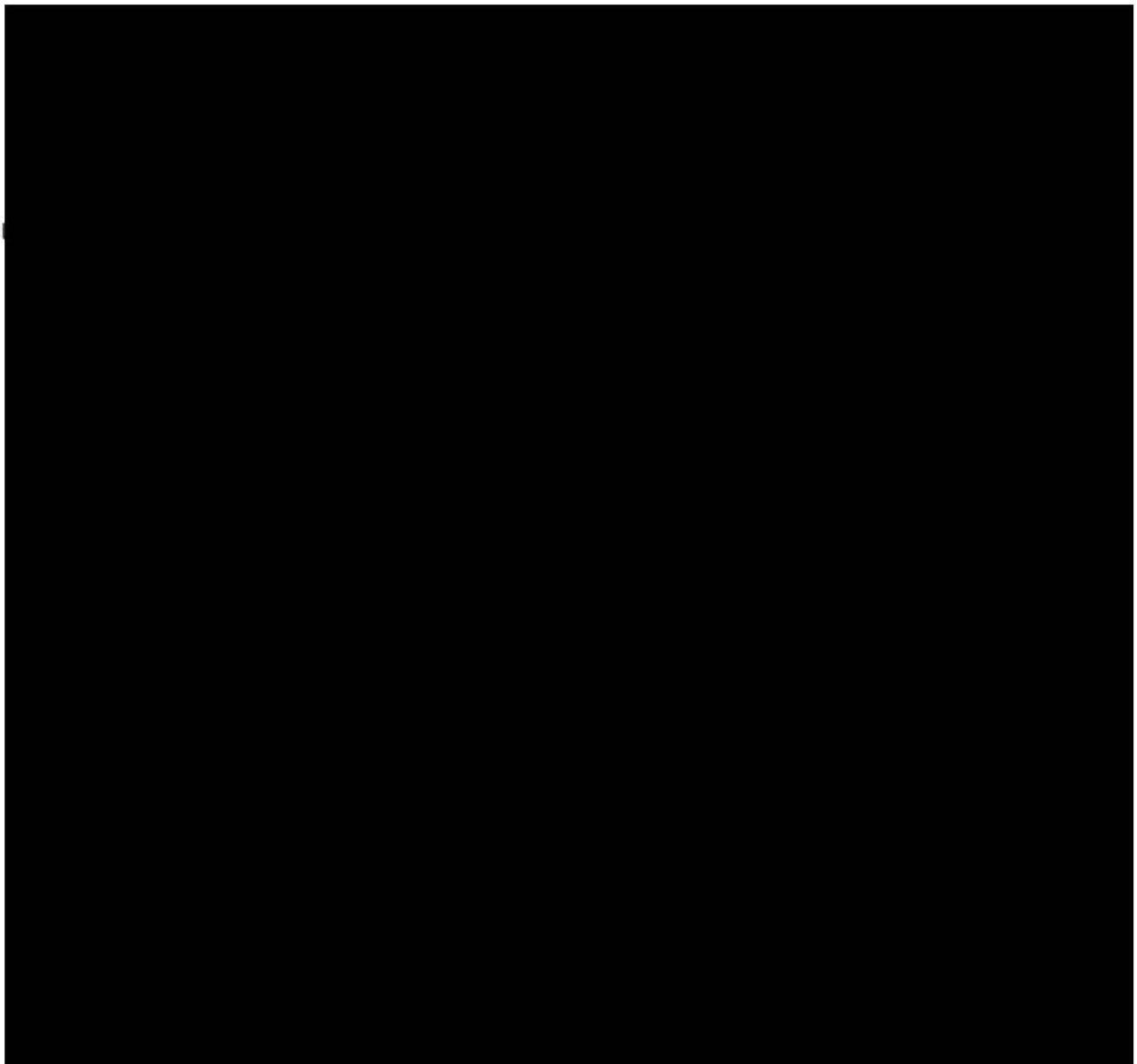
This agreement is dated: 01/01/2021

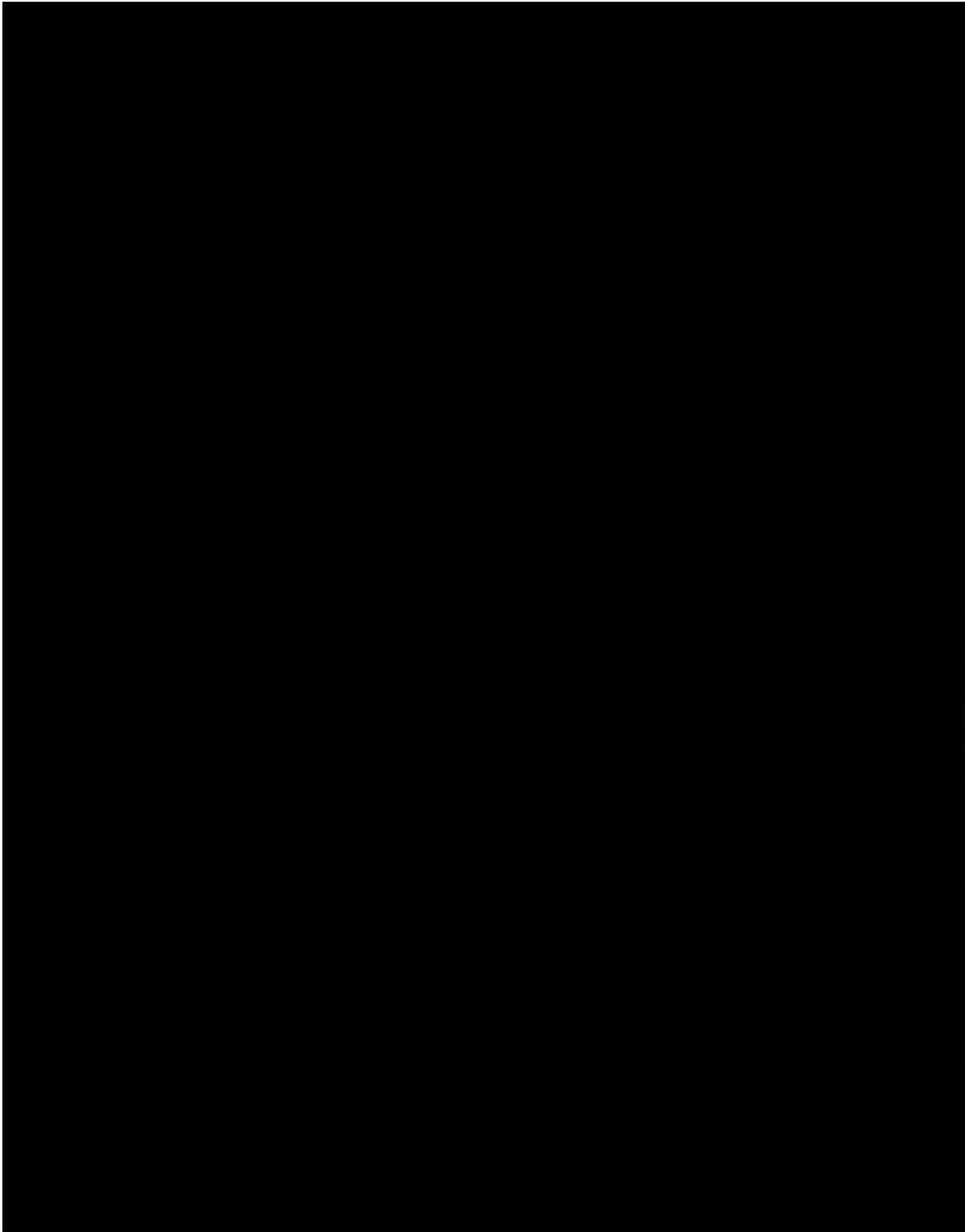
Parties to this agreement

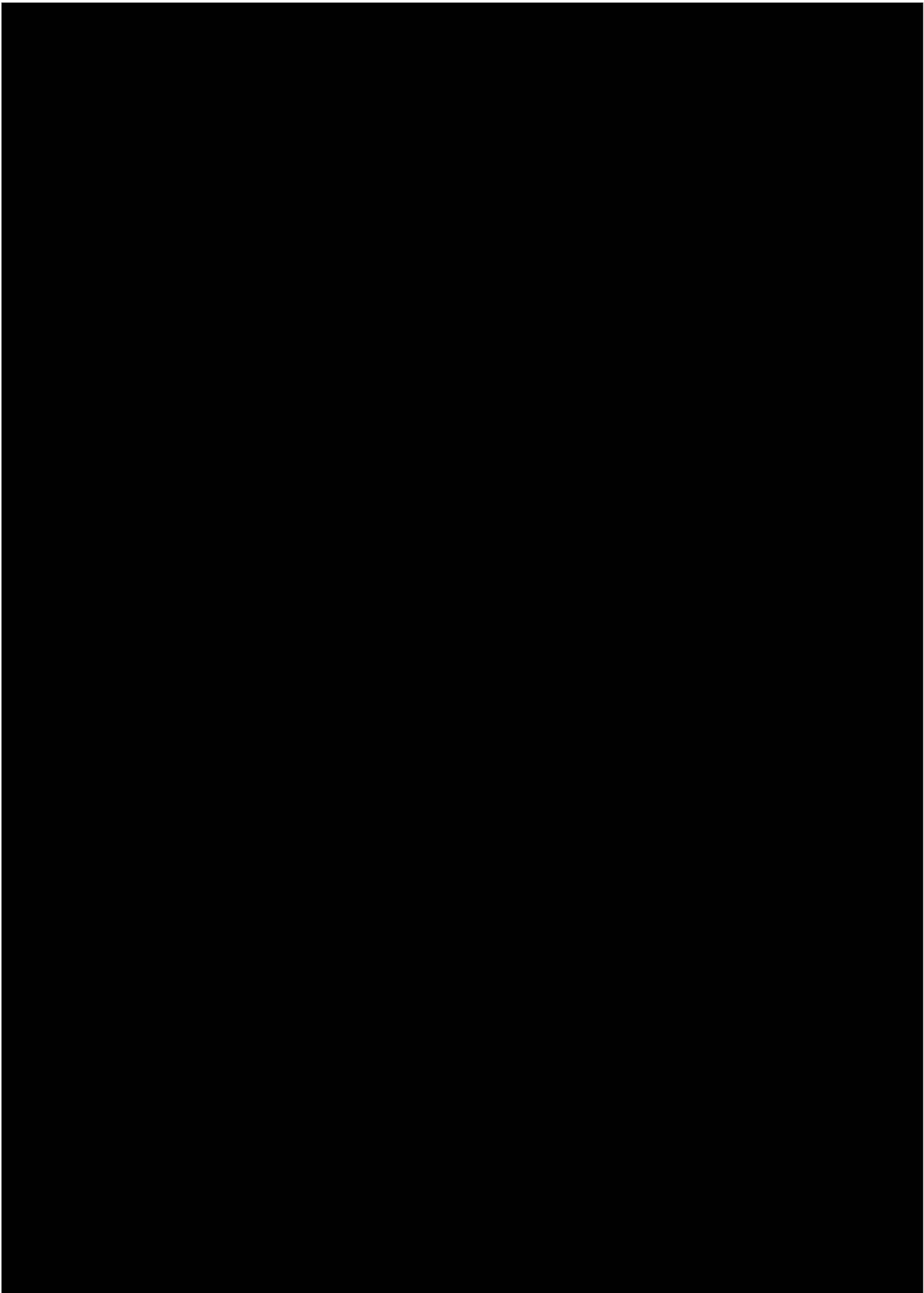


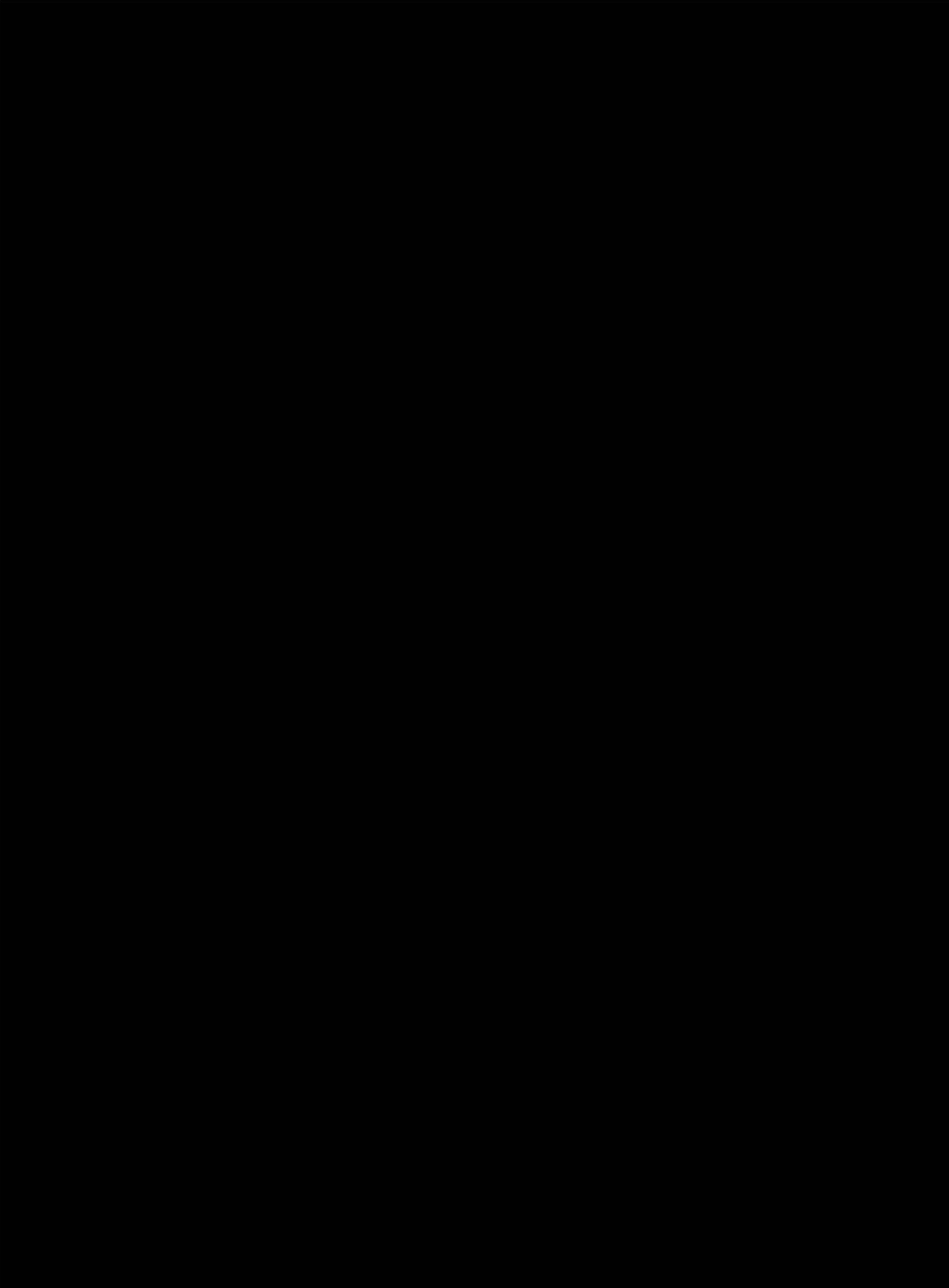
## 1. Summary of terms

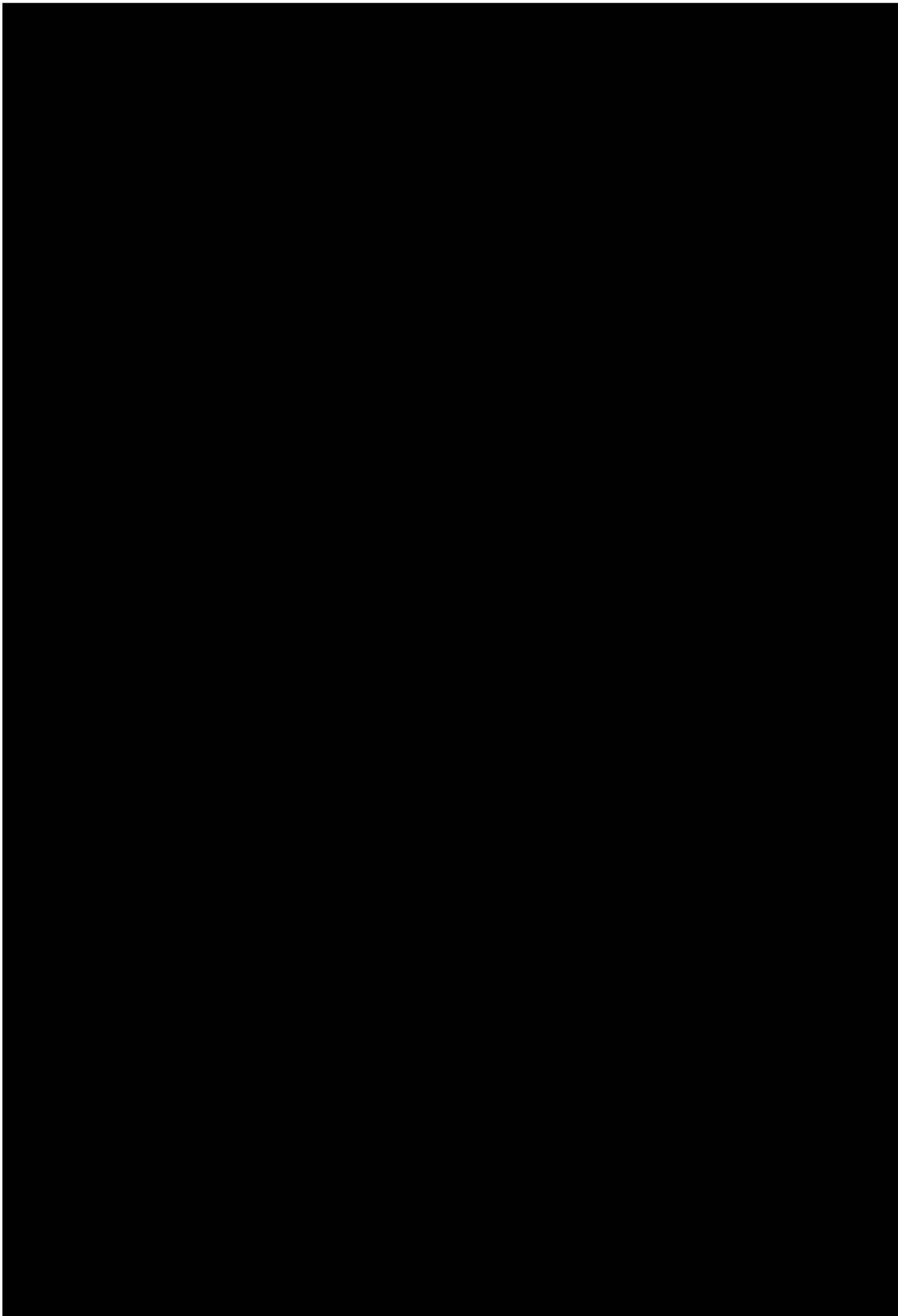
The property let by this agreement is: Flat 1, 751a Finchley Road, NW11 8DL

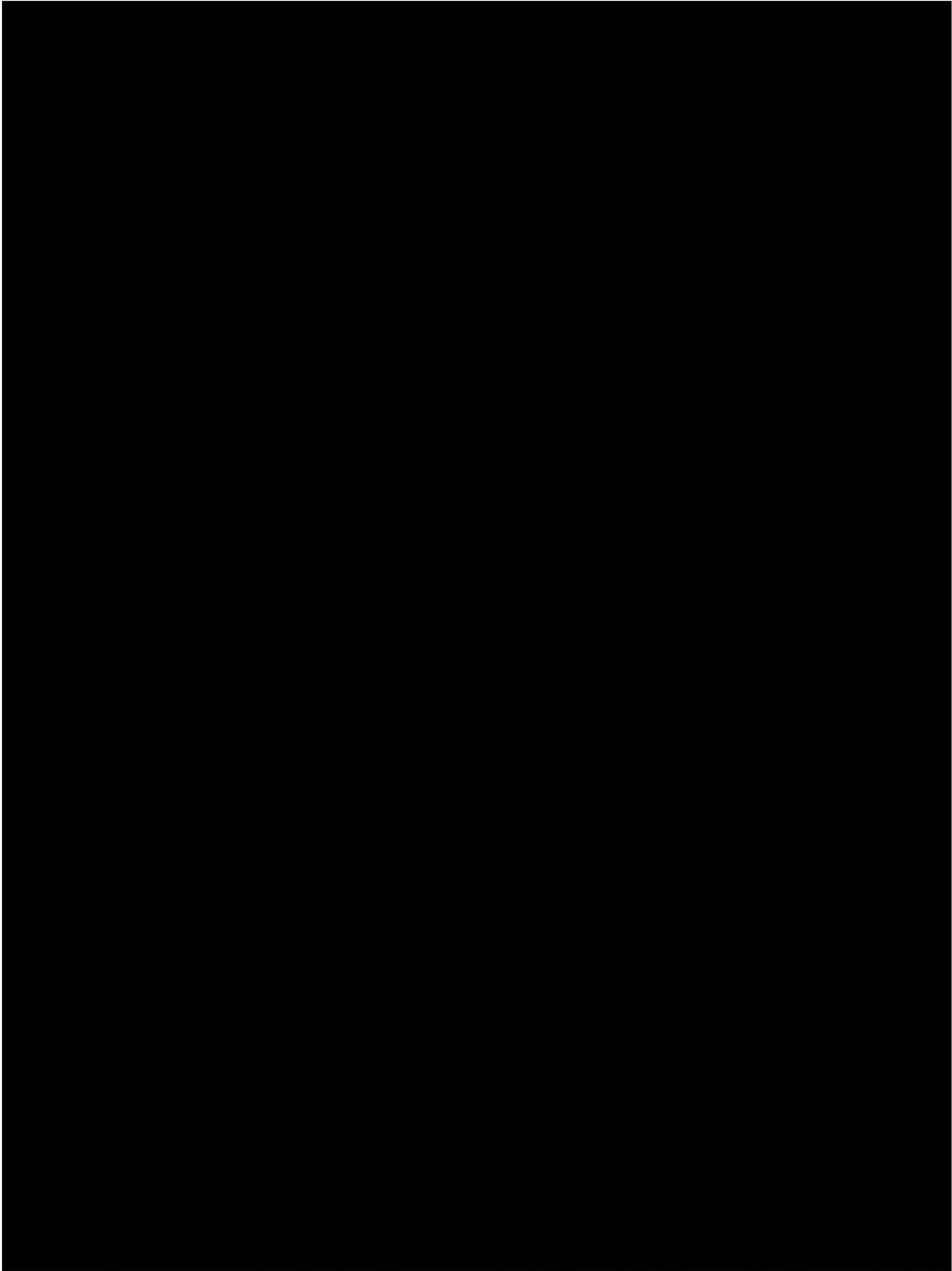






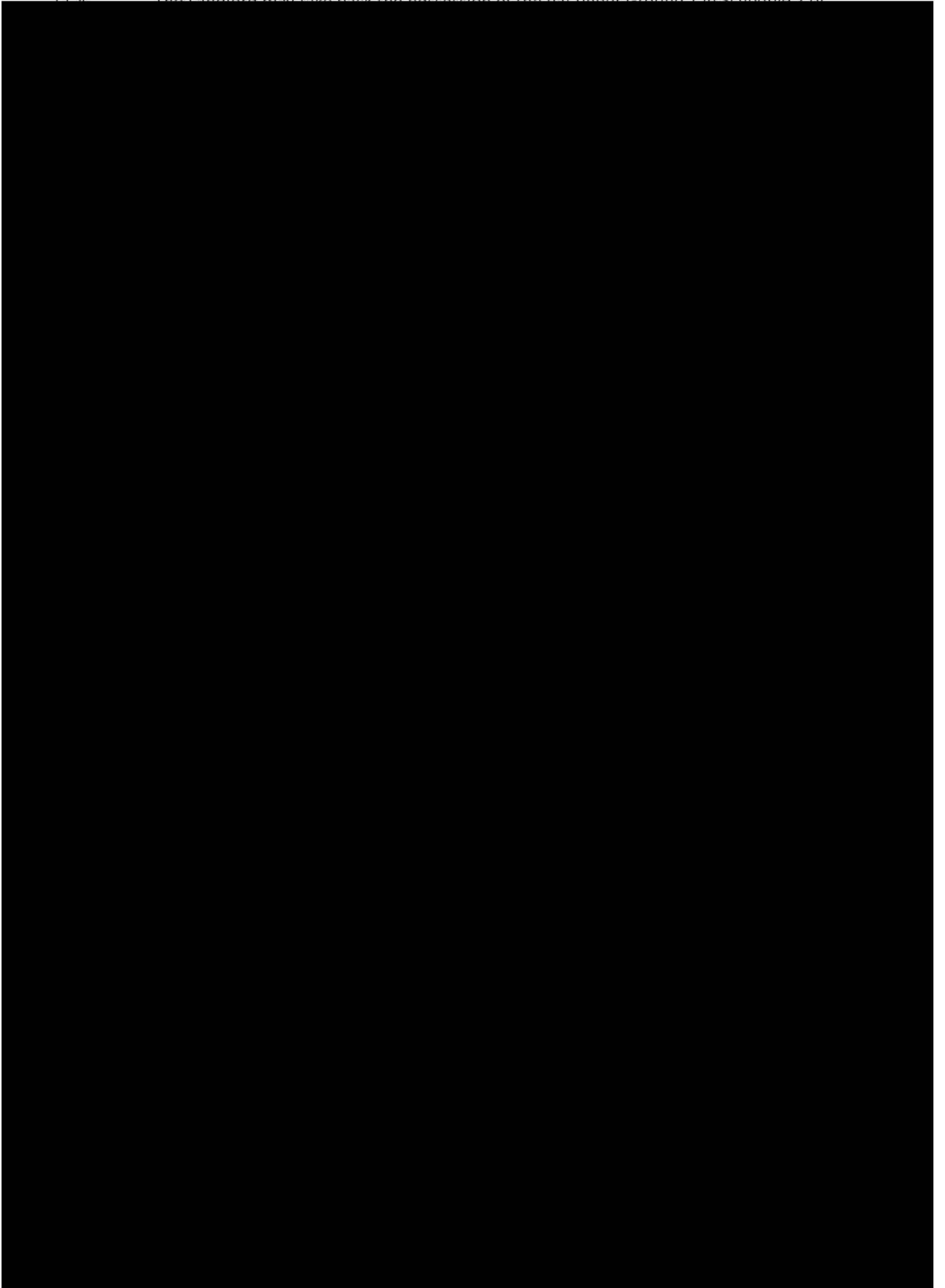




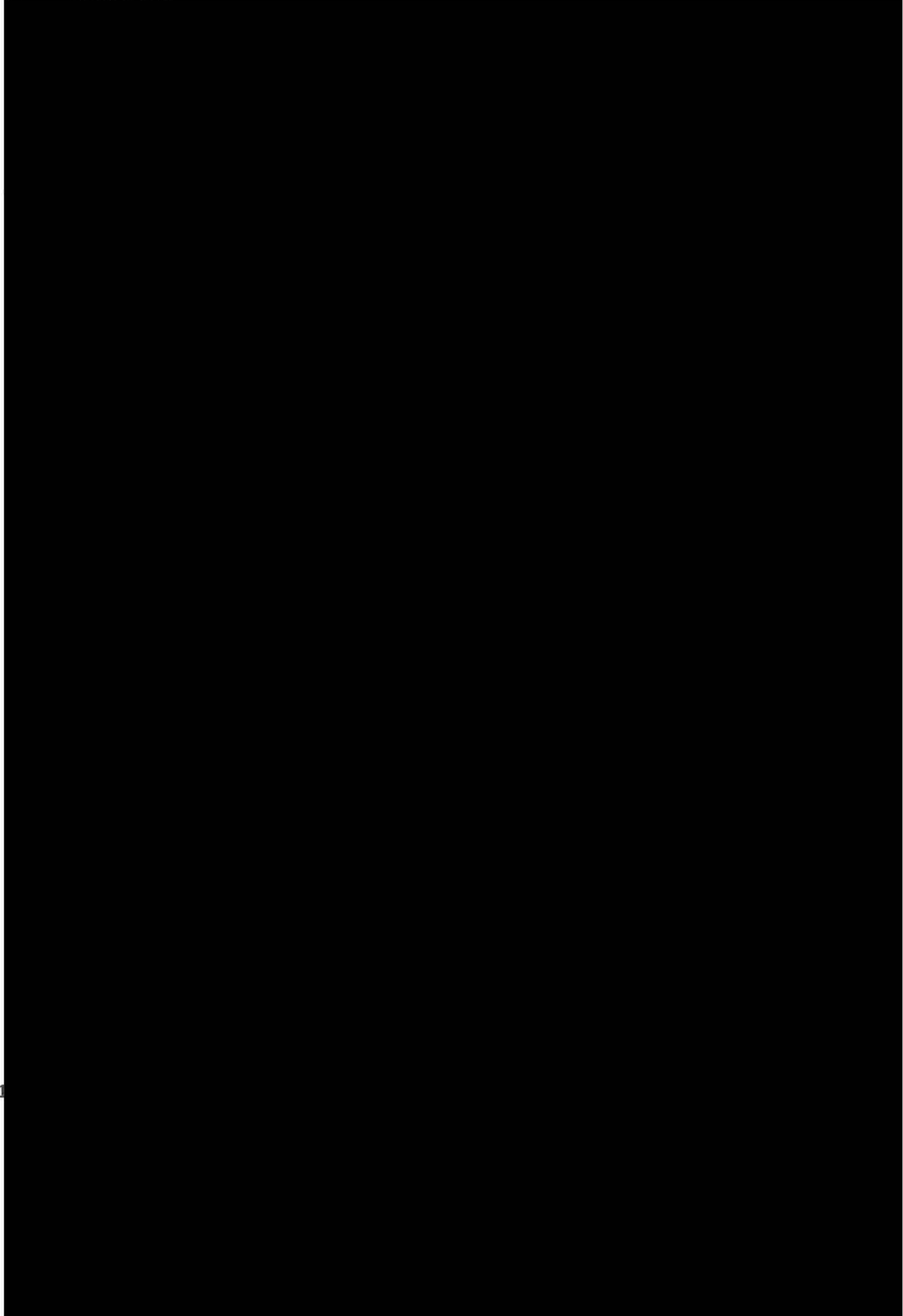


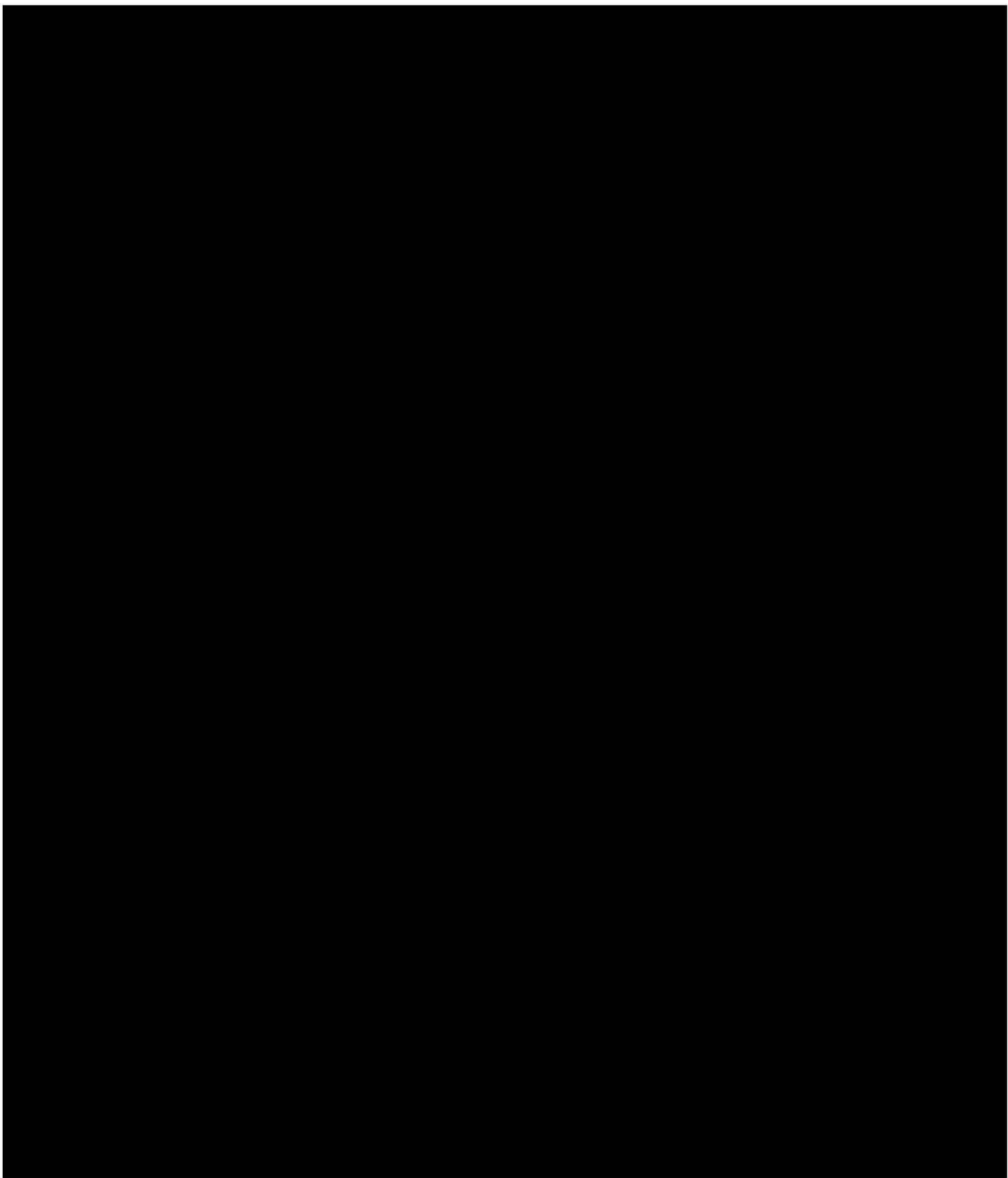
exercising any other right.

11.4 The Landlord may take back the possession of the flat under Ground 1 in Schedule 2 of



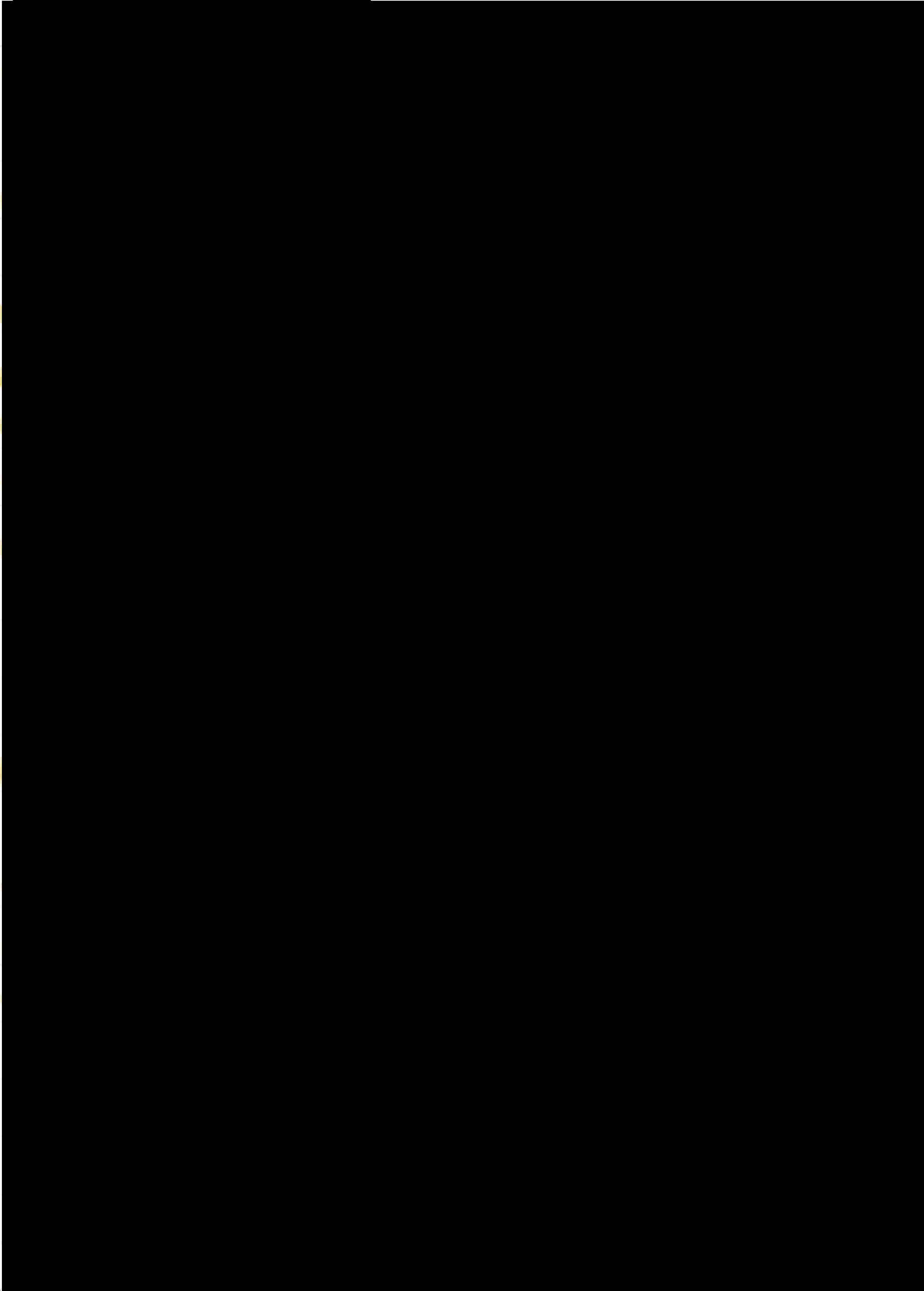


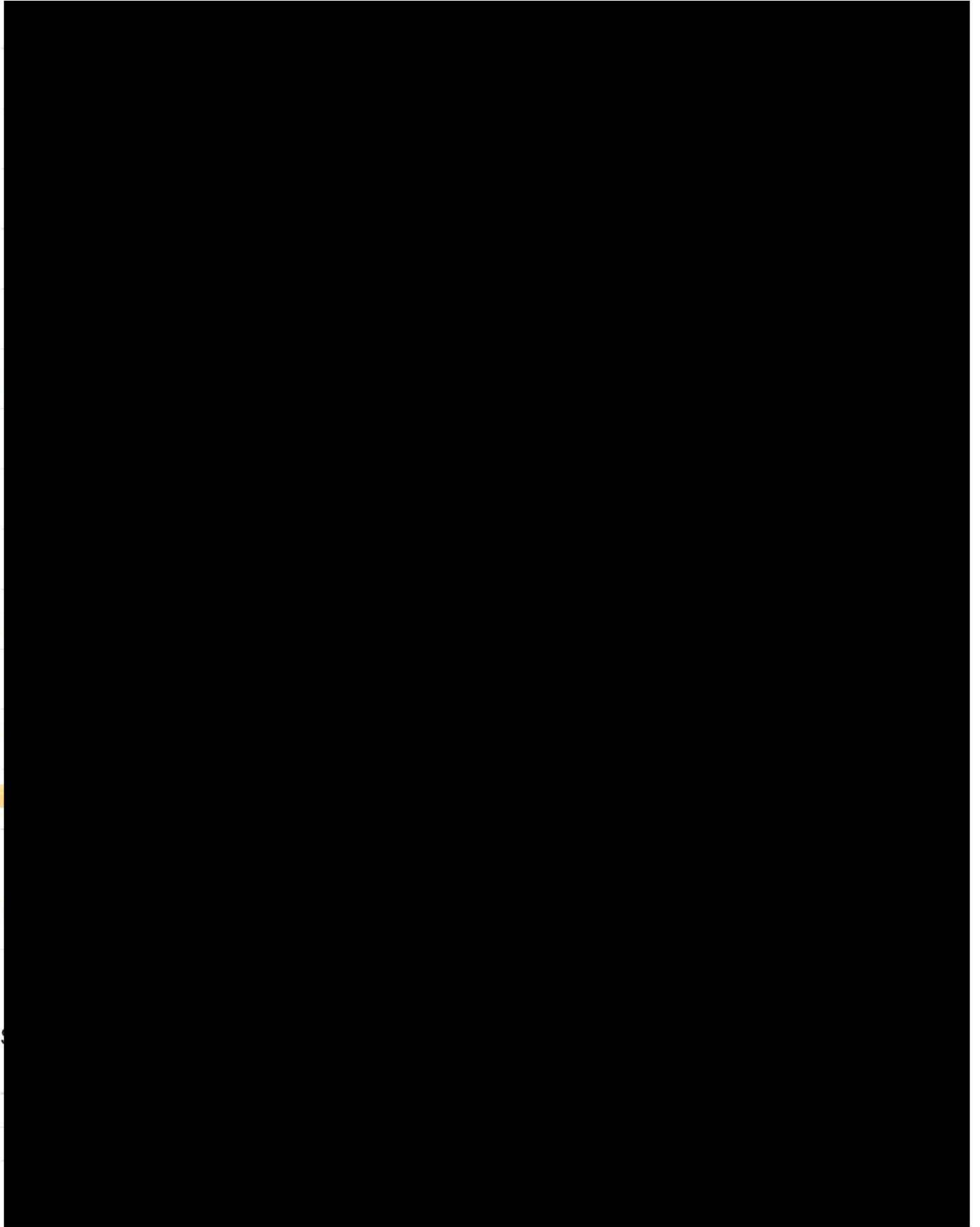




T

at **751a Finchley Road**







**ARNET**

LONDON BOROUGH

Your Council Tax Bill  
2022/2023

Your Account  
34095671

Date 15/03/2022

Reason for Bill: Annual Bill



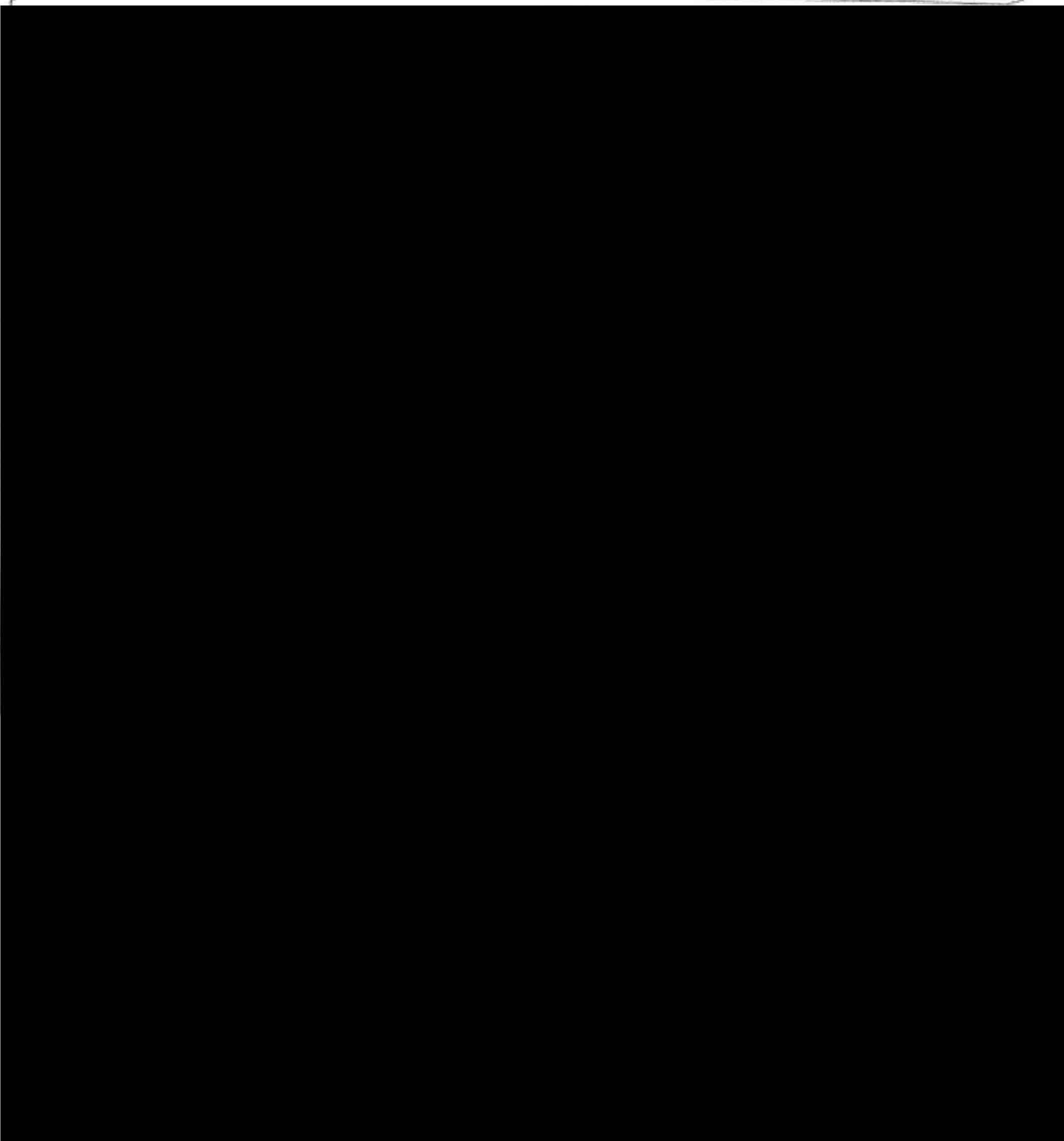
6338 3903 0000 0034 0956 713

034421136001110000044211869  
111125000035783001030

Miss Theodora Roach Roach  
747a Finchley Road  
London  
NW11 8DL

Property Address Band A

Flat 1 1st Flr  
751A Finchley Road  
London  
NW11 8DL



R



# 751A FLAT 1

# BARNET

LONDON BOROUGH

Your Council Tax Bill  
2023/2024

Your Account

34095671

Date 21/03/2023


Reason for Bill: Annual Bill



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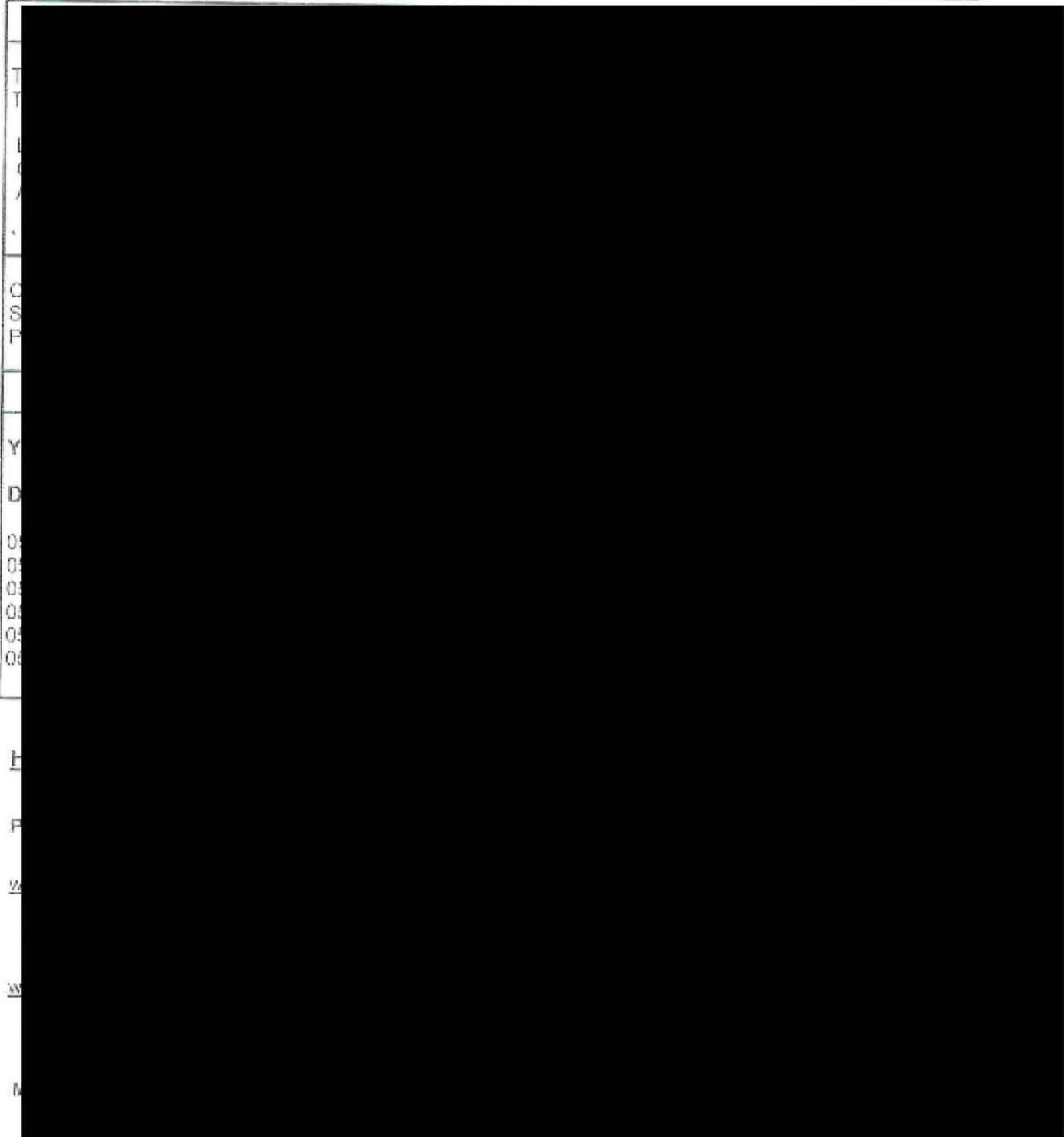
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138600 10760005171728

747a Finchley Road  
London  
NW11 8DL



Property Address    Band A

Flat 1 1st Flr  
751A Finchley Road  
London  
NW11 8DL



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# Electrical Installation Condition Report

Requirements for Electrical Installations - BS  
7671:2018  
(IET Wiring Regulations 18th Edition)

## Information for recipients:

The purpose of this 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).

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.

Where the installation incorporates residual current devices (RCDs) there should be a notice at or near the devices stating that they should be tested every 6 months. For safety reasons it is important that these instructions are followed.

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 (licencing 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 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 or persons competent in electrical installation work undertakes the necessary remedial work immediately.

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 or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where it has been stated in Section K that an observation requires further investigation code F1 the inspection has revealed an apparent deficiency which may result on a code C1 or C2 could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).

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 label at or near to the consumer unit/distribution board.





# Electrical Installation Condition Report

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations  
BS 7671:2018 (IET Wiring Regulations 18th Edition)

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EICR

Page 2 of 6

## A Details of the Installation



Installation Abaris Ltd.  
Address Flat-1  
751a Finchley Road  
LONDON

Postcode [Redacted]

Postcode NW11 8DL

## B Reason for producing this report *This form is to be used only for reporting on the condition of an existing installation.*

Client request EICR for tenancy purpose.

Date(s) on which the inspection and testing were carried out 01/02/2022 to 01/02/2022

## C Details of installation which is the subject of this report

Description of premises Domestic  Commercial  Industrial  Other (please specify)  
Estimated age of the wiring system 25 years  
Evidence of alterations or addition Yes  No  Not apparent  if 'Yes', estimated years  
Records of installation available Yes  No  Records held by  
Date of last inspection Not Known Electrical Installation Certificate No. or previous Inspection Report No. NA

## D Extent of electrical installation covered by this report:

This inspection covers the bedroom and bath final circuits.

Agreed Limitations and Operational Limitations (Regulations 653.2)

only 10% equipment dismantled for visual inspection, no access behind the kitchen, floor and ceiling.

Operational limitations including the reasons see page no 1

Agreed with: Abaris Ltd.

The inspection and testing detailed within this report and accompanying schedule has been carried out in accordance with BS 7671: 2018 amended to 2020

It should be noted that cables concealed within trunkings 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.

## E Summary of the condition of the installation

General conditions of the installation (in terms of safety)

This is an existing wiring for a studio flat with metal body dual RCDs. Board is restricted access behind the cupboard.

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

SATISFACTORY

\*UNSATISFACTORY

\*An UNSATISFACTORY assessment indicates that dangerous (code C1), or potentially dangerous (code C2), Further investigation (code FI) conditions have been identified

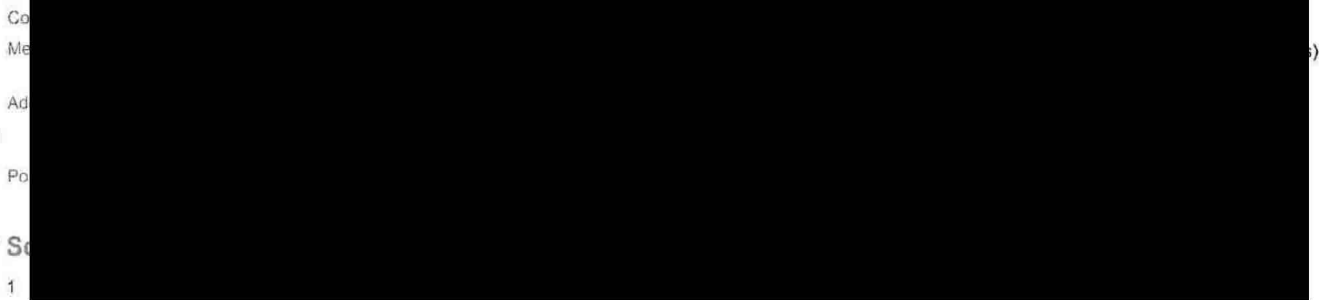
## F Recommendations

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 'Potential 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 is further inspected and tested by 01/02/2026 (date)

## G Declaration

I/we being the person(s) responsible for the inspection and the 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 in section D of this report.



## H

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.



# Electrical Installation Condition Report

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations  
BS 7671:2018 (IET Wiring Regulations 18th Edition)

NA/ 3 1 1 6 3 0 0 0 0 1 5 2 8

EICR

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## I Supply characteristics and earthing arrangements

Earthing Arrangements TN-S  TN-C-S  TT  Other  Please specify  
 Number & Type of live conductors AC  DC  No. of phases 1 No. of wires 2  
 Nature of Supply Parameters (Note: <sup>(1)</sup> by enquiry, <sup>(2)</sup> by enquiry or by measurement)  
 Nominal voltage, U/U<sub>0</sub> <sup>(1)</sup> 230 v Nominal frequency, f<sup>(1)</sup> 50 Hz Confirmation of polarity   
 Prospective fault current, I<sub>pf</sub> <sup>(2)</sup> 1.81 kA External loop impedance, Z<sub>e</sub> <sup>(2)</sup> .14 Ω Or Z<sub>th</sub> Source of Circuit  
 Supply Protective Device BS (EN) 1361 Type Gg Rated Current 63 A  
 Other Sources of Supply (as detailed on attached schedule) NA

## J Particulars of installation referred to in this report

Details of installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc)  
 Location \_\_\_\_\_ Electrode resistance to earth \_\_\_\_\_ Ω Installation Earth Electrode   
 Means of Earthing  
 Distributors facility  Installation Earth Electrode   
 Maximum Demand (load) 50 Amps  KVA   
 Main Protective Conductors Material csa (✓) or Value Ω (connection / continuity) (✓) or Value  
 Earthing Conductor Copper 16  Ω  
 Protective Bonding Conductor (to extraneous-conductive-parts) Copper 16   
 Main Supply Conductor Copper 16  
 Water installation  Ω To structural steel  NA Ω  
 Gas installation pipes  NA Ω To lightning protection  NA Ω  
 Oil installation pipes  NA Ω Other NA  Ω  
 Main Switch Location DB  
 Fuse/device rating or setting Switch A Voltage rating 230 V BS(EN) 60947-3 No. of Poles 2 Current Rating 100 A  
 If RCD main switch: Rated residual operating current I<sub>Δn</sub> mA Rated time delay ms Measured operating trip time NA ms

## K Observations

Referring to the attached schedule of inspection and test results, and subject to the limitations at Section D.

- No remedial work required  
 The following observations are made

Item No.	Observations	Code
1	Service head, not appropriate blanks used	C3
2	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1) Board mounted at height and prevents for the user access.	C3
3	Board access is restricted behind the panel.	C3
4	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)	C3

One of the above codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets 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.
C2	Potentially dangerous. Urgent remedial action required.
C3	Improvement recommended.
F1	Further Investigation required without delay

















































1, 2, 3, 4



## Outcomes

Acceptable condition: 	Unacceptable condition: State  or 	Improvement recommended: 	Further Investigation: 	Not Verified: 	Limitation: 	Not Applicable: 
--	---	---	---	---	--	--

In the outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report.

Item No.	Description	Outcome
<b>1.0 External Condition Of Intake Equipment (Visual Inspection Only) Where inadequacies are encountered, it is recommended that the person ordering the report informs the appropriate authority</b>		
1.1	Service cable	
1.2	Service head	
1.3	Earthing arrangement	
1.4	Meter tails	
1.5	Metering equipment	
1.6	Isolator (where present)	
2.0	Presence Of Adequate Arrangements For Other Sources Such As Microgenerators (551.6; 551.7)	
<b>3.0 Earthing / Bonding Arrangements (411.3; Chap 54)</b>		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	
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 arrangement (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)	
<b>4.0 Consumer Unit(s) / Distribution Board(s)</b>		
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)	
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	
4.6	Presence of main linked switch (as required by 462.1.201)	
4.7	Operation of main switches (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 non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	
4.13	Presence of other required labelling (please specify) (Section 514)	
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; section 432.433)	
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	
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)	
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	
4.19	RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)	
4.20	Confirmation of indication that SPD is functional (651.4)	
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	
4.22	Adequate arrangements where a 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)	
<b>5.0 Final Circuits</b>		
5.1	Identification of conductors (514.3.1)	
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	
5.3	Condition of insulation of live parts (416.1)	
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. Integrity of containment (521.10.1)	
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	
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 (433.3.1; Section 543)	
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	



# Electrical Installation Condition Report Inspection Schedule

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations - BS 7671:2018 (IET Wiring Regulations 18<sup>th</sup> Edition) All items inspections to confirm as appropriate, compliance with the relevant clauses in BS 7671:2018

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EICR Page 5 of 6

5.10	Concealed cables installed in prescribed zones (see Section D, Extent and limitations) (522.6.202)	<input checked="" type="checkbox"/>
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)	<input checked="" type="checkbox"/>
<b>5.12</b>	<b>Provision of additional requirements for protection by RCD not exceeding 30 mA</b>	<input checked="" type="checkbox"/>
5.12.1	for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)	<input checked="" type="checkbox"/>
5.12.2	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	<input checked="" type="checkbox"/>
5.12.3	for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	<input type="checkbox"/>
5.12.4	for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	<input type="checkbox"/>
5.12.5	for circuits supplying luminaires within domestic (household) premises (411.3.4)	<input checked="" type="checkbox"/>
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	<input checked="" type="checkbox"/>
5.14	Band II cables segregated/separated from Band I cables (528.1)	<input type="checkbox"/>
5.15	Cables segregated/separated from communications cabling (528.2)	<input type="checkbox"/>
5.16	Cables segregated/separated from non-electrical services (528.3)	<input checked="" type="checkbox"/>
<b>5.17</b>	<b>Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)</b>	<input checked="" type="checkbox"/>
5.17.1	Connections soundly made and under no undue strain (526.6)	<input checked="" type="checkbox"/>
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	<input checked="" type="checkbox"/>
5.17.3	Connections of live conductors adequately enclosed (526.5)	<input checked="" type="checkbox"/>
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	<input checked="" type="checkbox"/>
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	<input type="checkbox"/>
5.19	Suitability of accessories for external influences (512.2)	<input checked="" type="checkbox"/>
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	<input checked="" type="checkbox"/>
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	<input checked="" type="checkbox"/>
<b>6.0 Location(s) Containing A Bath Or Shower</b>		
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	<input checked="" type="checkbox"/>
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	<input checked="" type="checkbox"/>
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	<input type="checkbox"/>
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	<input checked="" type="checkbox"/>
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	<input type="checkbox"/>
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	<input type="checkbox"/>
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	<input checked="" type="checkbox"/>
6.8	Suitability of current-using equipment for particular position within the location (701.55)	<input checked="" type="checkbox"/>
<b>7.0 Other Part 7 Special Installations Or Locations</b>		
7.01	List all other special installation or locations, if any (record separately the results of particular inspections applied).	
<b>8.0 Schedule of Tests Results to be recorded on Schedule of Test Results</b>		
8.1	External earth loop impedance, Ze	<input checked="" type="checkbox"/>
8.2	Installation earth electrode	<input checked="" type="checkbox"/>
8.3	Prospective fault current, Ipf	<input checked="" type="checkbox"/>
8.4	Continuity of Earth Conductors	<input checked="" type="checkbox"/>
8.5	Continuity of Circuit Protective Conductors	<input checked="" type="checkbox"/>
8.6	Continuity of ring final circuit	<input checked="" type="checkbox"/>
8.7	Continuity of Protective Bonding Conductors	<input checked="" type="checkbox"/>
8.8	Volt drop verified	<input checked="" type="checkbox"/>
8.9	Insulation Resistance between Live Conductors	<input checked="" type="checkbox"/>
8.10	Insulation Resistance between Live Conductors & Earth	<input checked="" type="checkbox"/>
8.11	Polarity (prior to energisation)	<input checked="" type="checkbox"/>
8.12	Polarity (after energisation) including phase sequence	<input checked="" type="checkbox"/>
8.13	Earth Fault Loop Impedance	<input checked="" type="checkbox"/>
8.14	RCDs / RCBOs including selectivity	<input checked="" type="checkbox"/>
8.15	Functional testing of RCD devices	<input checked="" type="checkbox"/>
8.16	Functional testing of AFDD(s) devices	<input type="checkbox"/>

Inspector's Name: Yashpal Singh (Singh Constructions)

Signature: *Yashpal Singh (Singh Constructions)*

Date: 01/02/2022





# Electrical Installation Condition Report Test Schedule

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations  
BS 7671:2018 (IET Wiring Regulations 18<sup>th</sup> Edition)

NAV 3 1 1 6 3 0 0 0 1 5 2 8  
EICR Page 6 of 6

Client Abaris Ltd.

Installation Address Flat-1, LONDON

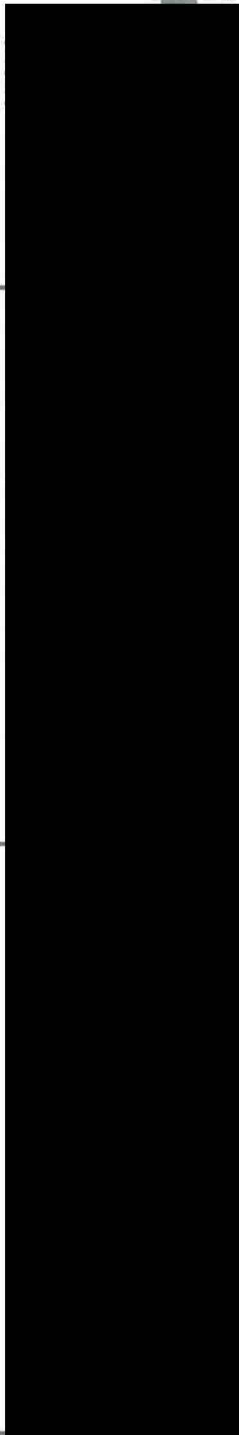
Postcode NW11 8DL

Distribution board details - Complete in every case

Complete only if the distribution board is not connected directly to the origin of the installation

Test instrument serial number(s)

Location Bedroom  
Designation DB1  
Num. of ways 8



## CIRCUIT DETAILS

Circuit No. and Line No.	Distribution board Designation	Circuit designation	Type of wiring	Ref. method	No. of points	Circuit L / N	CPC	Maximum connection	BS EN Number	Type No.	Rating (A)	Circuit breaking capacity (kA)	Circuit breaking current (mA)	Zs Other 80% (Ω)	Ring final circuits only (measured end-to-end)		Fig 5.13 (✓)	All circuits to be completed using R1/R2 or R2, not both		Test voltage V	L.L. / N M(Ω)	L.E. / N.E. M(Ω)	Continuity (✓)	Zs (Ω)	Above 30mA Ion mis	30mA or below 5 Ion mis	Manual test button operation		
															r1	r2		R1 → R2	R2									Above 30mA Ion mis	30mA or below 5 Ion mis
1	DB1	Water heater	A	101	1	6	2.5	0.4	60898	B	32	6	30	1.10	NA	NA	NA	NA	NA	500	>500	>500	(✓)	.19	NA	13	N/A	(✓)	N/A
2		Kitchen Socket	A	101	2	2.5	1.5	0.4	60898	B	32	6	30	1.10	.09	.15	✓	NA	NA	500	>500	>500		.24	NA	13	N/A		N/A
3		Heater	A	101	1	2.5	1.5	0.4	60898	B	20	6	30	2.18	NA	NA	NA	NA	500	>500	>500		.32	NA	13	N/A		N/A	
4		Lights	A	101	3	1.5	1	0.4	60898	B	6	6	30	5.82	NA	NA	NA	NA	500	>500	>500		.31	NA	13	N/A		N/A	
5		Shower	A	101	1	6	2.5	0.4	60898	B	32	6	30	1.10	NA	NA	NA	NA	500	>500	>500		.22	NA	9	N/A		N/A	
6		Socket ring circuit	A	101	4	2.5	1.5	0.4	60898	B	32	6	30	1.10	.19	.20	✓	NA	NA	500	>500	>500		.39	NA	9	N/A		N/A
7		Water heater	A	101	1	2.5	1.5	0.4	60898	B	20	6	30	2.18	NA	NA	NA	NA	500	>500	>500		.25	NA	9	N/A		N/A	
8		Spare															NA	NA					N/A				N/A	N/A	

Details of circuits and/or installed equipment vulnerable to damage when testing Date(s) dead testing 01/02/2022 To 01/02/2022 Date(s) live testing 01/02/2022 To 01/02/2022

Shower and lighting

Tested by: Name (capital letters) YASHPAL SINGH (SINGH CONSTRUCTIONS) Position Electrician

Date 01/02/2022

Signature Yashpal Singh (Singh Constructions)

Wiring Types: A PVC/PVC B PVC cables in metallic Conduit C PVC cables in non-metallic Conduit D PVC cables in metallic Trunking E PVC cables in non-metallic Trunking F PVC/SWA cables G SWA/XPLE cables H Mineral Insulated I Other