

MSK Design Ltd

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Reg. Company Number: 6044594

PLANNING STATEMENT

Flats 1-6, 78 Crewys Road, London, NW2 2AD

April 2024 Revision - ---

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1.0 The site

1.1 Location

The site is located at 78 Crewys Road, London NW2 2AD.

The application site addresses the building located on this plot which is only accessed via Crews Road.



The application site is adjacent to no. 76 Crewys Road at the South-Easterly boundary and 80 Crewys Road at the North-Westerly boundary. The rear of the plot backs onto the rear garden boundary at 41 LLanvanor Road.

The building to this site operates as a block of residential flats.

The site is within the London Borough of Barnet, situated in a street that is predominately of residential use.

1.2 Existing state of the application site

There are 6no 1-bedroom residential flats that are all self-contained, these flats are registered with Royal Mail as Flats 1-6. The flats also have the benefit of a communal area accessed from the communal hall.

Flats 1, 2 and 3 are located on the ground floor, Flats 4, 5 and 6 are located on the first floor.

The structure to the application site forms part of a terrace block.

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2.0 Addressing the current use of the building and its relevant history.

- 2.1 The six self-contained flats do not benefit from a historical planning approval.
- 2.2 The current use of the development is supported by evidence that demonstrates continuous occupation of these six self-contained flats for a period longer than 4 years from the date of this submission.

3.0 Addressing the current use and its relevant history.

Evidence in support of an established use under the general permitted development order.

3.1 Energy (SAP EPC) Assessments

On 21st June 2016, an energy assessment (SAP EPC) was carried out individually to all six flats, these EPCs are filed under **Appendix A** confirming the EPC rating for each flat.

3.2 Council Tax

- 3.2.1 It is observed that all six flats addressed under this application (Flats 1-6) are registered for council tax, all entries as found on the VOA website (a public database which is a statutory record) can be found under **Appendix B**.
- 3.2.2 Reviewing the public record, it can be seen that Flats 1-6 at 78 Crewys Road, London, NW2 2AD have been paying council tax since first registered on 26th May 2016.
- 3.2.3 It should be noted that due to recent changes in government legislation for council tax had resulted in the property's classification automatically being changed on 1st December 2023, a copy of this is also attached under Appendix B. The use of the six flats has remained unchanged.

3.3 Electrical Certification from NICEIC

- 3.3.1 On 30th June 2016, the electrical installation for each individual residential flat was certified in accordance with NICEIC requirements. These certificates were issued to the Building Control department as part of the Building Notice (a statutory process under the Building Act) and were considered under Part P of the 'approved documents'. These certificates are filed under **Appendix C**.
- 3.3.2 Further clarity of the electrical installation for 6 residential flats can be witnessed at the electrical meter cabinet, where the electrical meters for each individual flat can be found. A photograph of the meters is filed under **Appendix D**.

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- 3.4 Street Numbering by the London Borough of Barnet
 - 3.4.1 On 12.09.2016, the applicant received confirmation by letter (filed under **Appendix E**) that the numbering to the property has been changed from 78 Crewys Road, London, NW2 2AD to Flats 1-6, 78 Crewys Road, London, NW2 2AD.

4.0 Summary conclusion of submitted evidence.

- 4.1 Addressing the presence of:
 - 4.1.1 **Energy (SAP EPC) certification** for each flat, which is a statutory document issued more than four years ago on 21.06.2016.
 - 4.1.2 Confirmation that each residential flat were registered and paying **Council Tax** as a residential flat more than four years ago since 26.05.2016.
 - 4.1.3 Electrical Certification from NICEIC for each flat, which is assessed against the statutory Building Notice (as required under the Building Act Building Control) were issued more than four years ago on 30.06.2016.
 - 4.1.4 Confirmation of the **installation of electrical meters** for each individual flat.
 - 4.1.5 Confirmation of street numbering by the London Borough of Barnet to formally address these flats as 'Flats 1-6'.

The applicant has suitably demonstrated with sufficient evidence that the 6 self-contained flats have been in continuous use for a period significantly longer than the minimum term of four 4 years, as set under the GPDO.

It should also be noted that the payment of council tax for each flat since 26.05.2016 confirms that the status of these properties were on a statutory record.

4.2 The nature of this submission relies upon evidence demonstrating that the current use has been in place for a minimum period of 4 years. Evidence has been provided across three critical areas demonstrating that these 6 flats have been in use as follows:

Since 21.06.2016 the Energy (SAP EPC) certification is concerned, Since 26.05.2016 where the council tax records are concerned, Since 30.06.2016 where the electrical NICEIC certification is concerned.

Since 12.09.2016 where the street naming and numbering of these flats are concerned.

- 4.3 The level and type of evidence submitted supports the balance of probability of the use of this property as 6 self-contained flats, and that these flats have been in place for considerably longer than the minimum 4-year term required to be establish this use as lawful.
- 4.4 We believe through this document that the applicant has clearly demonstrated with evidence submitted that the use of the 6 self contained flats are eligible to be deemed lawful under the GDPO.

PLANNING STATEMENT

5.0 APPENDIX A - Energy (SAP EPC) Assessments

Energy Performance Certificate



Flat 1, 78 Crewys Road, LONDON, NW2 2AD

Dwelling type: Ground-floor flat Reference number: 0448-2859-7367-9626-3525

Date of assessment: 21 June 2016 Type of assessment: RdSAP, existing dwelling

Date of certificate: 28 June 2016 Total floor area: 14 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

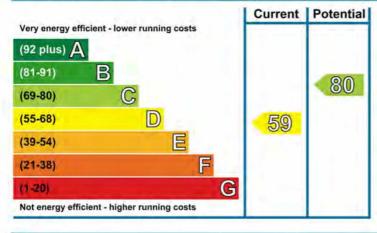
Estimated energy costs of dwelling for 3 years:	£ 1,308
Over 3 years you could save	£ 681

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 69 over 3 years	£ 75 over 3 years	
Heating	£ 864 over 3 years	£ 228 over 3 years	You could
Hot Water	£ 375 over 3 years	£ 324 over 3 years	save £ 681
Totals	£ 1,308	£ 627	over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 342	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 150	0
3 High heat retention storage heaters	£400 - £600	£ 93	0

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	***
Roof	(another dwelling above)	
Floor	Suspended, no insulation (assumed)	
Windows	Fully double glazed	****
Main heating	Room heaters, electric	* 4 4 4 4
Main heating controls	Programmer and appliance thermostats	****
Secondary heating	None	
Hot water	Electric instantaneous at point of use	***
Lighting	Low energy lighting in 50% of fixed outlets	****

Current primary energy use per square metre of floor area: 625 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.direct.gov.uk/savingenergy or call 0300 123 1234.

Repayments Authorised Finance at Choose from May be paid stay with the home energy no upfront authorised from savings in electricity energy bills assessment cost installers bill payer

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at **www.direct.gov.uk/savingenergy**. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 114	C70	0
Floor insulation (suspended floor)	£800 - £1,200	£ 50	€ C75	0
High heat retention storage heaters	£400 - £600	£ 31	€ C77	0
Heat recovery system for mixer showers	£585 - £725	£ 30	C80	0

Alternative measures

There are alternative measures below which you could also consider for your home.

Air or ground source heat pump

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.



Green Deal package	Typical annual savings
Internal or external wall insulation	Total savings of £114
Electricity/gas/other fuel savings	£114 / £0 / £0

You could finance this package of measures under the Green Deal. It could save you £114 a year in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at www.stroma.com, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: STRO025405
Assessor's name:
Phone number:
E-mail address:
Related party disclosure:

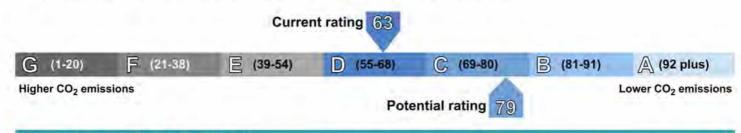
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.5 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 0.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	1,880	N/A	N/A	(743)
Water heating (kWh per year)	816			

Energy Performance Certificate



Flat 2, 78 Crewys Road, LONDON, NW2 2AD

Dwelling type: Ground-floor flat Reference number: 0849-2859-7367-9626-9555

Date of assessment: 21 June 2016 Type of assessment: RdSAP, existing dwelling

Date of certificate: 28 June 2016 Total floor area: 12 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

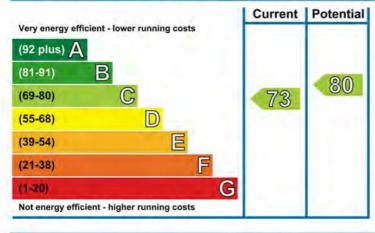
Estimated energy costs of dwelling for 3 years:	£ 831
Over 3 years you could save	£ 207

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 69 over 3 years	£ 78 over 3 years	
Heating	£ 387 over 3 years	£ 222 over 3 years	You could
Hot Water	£ 375 over 3 years	£ 324 over 3 years	save £ 207
Totals	£ 831	£ 624	over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 33	0
2 High heat retention storage heaters	£400 - £600	£ 87	0
3 Heat recovery system for mixer showers	£585 - £725	£ 90	0

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, insulated (assumed)	****
Roof	Flat, insulated	***
Floor	Solid, limited insulation (assumed)	T. T. (T.
Windows	Fully double glazed	****
Main heating	Room heaters, electric	* & & & & &
Main heating controls	Programmer and appliance thermostats	****☆
Secondary heating	None	
Hot water	Electric instantaneous at point of use	* & & & & &
Lighting	Low energy lighting in 50% of fixed outlets	****

Current primary energy use per square metre of floor area: 446 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

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For householders in receipt of income-related benefits, additional help may be available.

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Repayments Authorised Finance at Choose from May be paid stay with the home energy no upfront authorised from savings in electricity energy bills assessment installers cost bill payer

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at **www.direct.gov.uk/savingenergy**. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Floor insulation (solid floor)	£4,000 - £6,000	£ 11	C74	0
High heat retention storage heaters	£400 - £600	£ 29	€ C77	0
Heat recovery system for mixer showers	£585 - £725	£ 30	€ C80	0

Alternative measures

There are alternative measures below which you could also consider for your home.

Air or ground source heat pump

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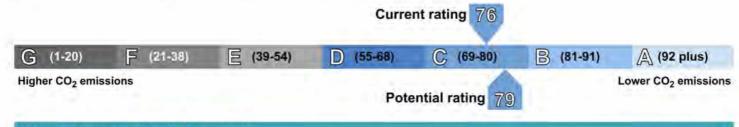
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About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 0.9 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	845	N/A	N/A	N/A
Water heating (kWh per year)	816			

Energy Performance Certificate



Flat 3, 78 Crewys Road, LONDON, NW2 2AD

Dwelling type: Ground-floor flat Reference number: 2198-7035-7286-4656-6940
Date of assessment: 21 June 2016 Type of assessment: RdSAP, existing dwelling

Date of certificate: 28 June 2016 Total floor area: 17 m²

Use this document to:

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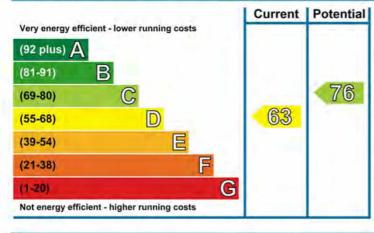
Estimated energy costs of dwelling for 3 years:	£ 1,230
Over 3 years you could save	£ 414

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 81 over 3 years	£ 90 over 3 years	
Heating	£ 774 over 3 years	£ 399 over 3 years	You could
Hot Water	£ 375 over 3 years	£ 327 over 3 years	save £ 414
Totals	£ 1,230	£ 816	over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 90	0
2 High heat retention storage heaters	£400 - £600	£ 234	0
3 Heat recovery system for mixer showers	£585 - £725	£ 93	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, insulated (assumed)	****
Roof	Flat, insulated	***
Floor	Solid, limited insulation (assumed)	——————————————————————————————————————
Windows	Fully double glazed	****
Main heating	Room heaters, electric	* & & & & &
Main heating controls	Programmer and appliance thermostats	****
Secondary heating	None	
Hot water	Electric instantaneous at point of use	* & & & & &
Lighting	Low energy lighting in 50% of fixed outlets	****

Current primary energy use per square metre of floor area: 489 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

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Repayments Authorised Finance at Choose from May be paid stay with the home energy no upfront authorised from savings in electricity energy bills assessment installers cost bill payer

Recommendations

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Measures with a green tick are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Floor insulation (solid floor)	£4,000 - £6,000	£ 30	D66	0
High heat retention storage heaters	£400 - £600	£ 78	€ C73	0
Heat recovery system for mixer showers	£585 - £725	£ 31	C76	0

Alternative measures

There are alternative measures below which you could also consider for your home.

Air or ground source heat pump

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.



Green Deal package	Typical annual savings
High heat retention storage heaters	Total savings of £101
Electricity/gas/other fuel savings	£101/£0/£0

You could finance this package of measures under the Green Deal. It could save you £101 a year in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

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Assessor's accreditation number:

Assessor's name:

Phone number:

E-mail address:

Related party disclosure:



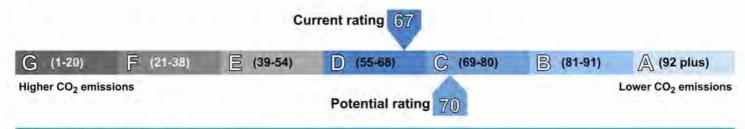
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About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.4 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 0.2 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

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Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	1,681	N/A	N/A	N/A
Water heating (kWh per year)	819			

Energy Performance Certificate



Flat 4, 78 Crewys Road, LONDON, NW2 2AD

Dwelling type: Top-floor flat Reference number: 2898-1045-7206-4656-6904

Date of assessment: 21 June 2016 Type of assessment: RdSAP, existing dwelling

Date of certificate: 28 June 2016 Total floor area: 13 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

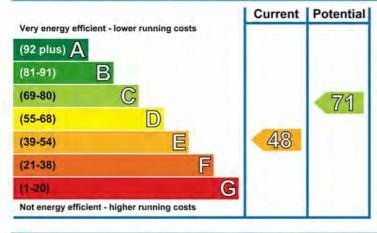
Estimated energy costs of dwelling for 3 years:	£ 1,626
Over 3 years you could save	£ 699

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 66 over 3 years	£ 75 over 3 years	
Heating	£ 1,185 over 3 years	£ 528 over 3 years	You could
Hot Water	£ 375 over 3 years	£ 324 over 3 years	save £ 699
Totals	£ 1,626	£ 927	over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
Internal or external wall insulation	£4,000 - £14,000	£ 279	0
2 High heat retention storage heaters	£400 - £600	£ 330	0
3 Heat recovery system for mixer showers	£585 - £725	£ 90	0

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency	
Walls	Solid brick, as built, no insulation (assumed)	***	
Roof	Pitched, no insulation (assumed)	* ~ ~ ~ ~	
Floor	(another dwelling below)	7.5	
Windows	Fully double glazed	****	
Main heating	Room heaters, electric	* ~ ~ ~ ~	
Main heating controls	Programmer and appliance thermostats	****	
Secondary heating	None		
Hot water	Electric instantaneous at point of use	* & & & & &	
Lighting	Low energy lighting in 50% of fixed outlets	****	

Current primary energy use per square metre of floor area: 810 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.direct.gov.uk/savingenergy or call 0300 123 1234.

Repayments Authorised Finance at Choose from May be paid stay with the home energy no upfront authorised from savings in electricity energy bills assessment installers cost bill payer

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at **www.direct.gov.uk/savingenergy**. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 93	D57	0
High heat retention storage heaters	£400 - £600	£ 110	D68	0
Heat recovery system for mixer showers	£585 - £725	£ 30	€ C71	0

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.



Green Deal package	Typical annual savings	
Internal or external wall insulation	Total savings of £213	
High heat retention storage heaters		
Electricity/gas/other fuel savings	£213 / £0 / £0	

You could finance this package of measures under the Green Deal. It could save you £213 a year in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at www.stroma.com, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

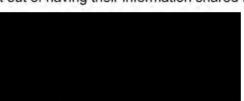
Assessor's accreditation number:

Assessor's name:

Phone number:

E-mail address:

Related party disclosure:



Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.8 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 0.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	2,580	(1,184)	N/A	(650)
Water heating (kWh per year)	816			

Energy Performance Certificate



Flat 5, 78 Crewys Road, LONDON, NW2 2AD

Dwelling type: Top-floor flat Reference number: 2998-2045-7206-4556-6920 Date of assessment: 21 June 2016 Type of assessment: RdSAP, existing dwelling

Date of certificate: 28 June 2016 Total floor area: 14 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

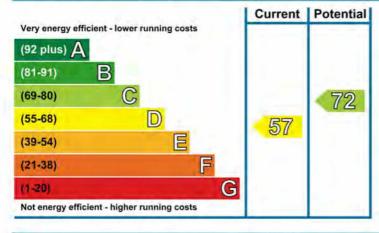
Estimated energy costs of dwelling for 3 years:	£ 1,374	
Over 3 years you could save	£ 471	

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 69 over 3 years	£ 75 over 3 years	
Heating	£ 930 over 3 years	£ 504 over 3 years	You could
Hot Water	£ 375 over 3 years	£ 324 over 3 years	save £ 471
Totals	£ 1,374	£ 903	over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
Internal or external wall insulation	£4,000 - £14,000	£ 66	0
2 High heat retention storage heaters	£400 - £600	£ 312	0
3 Heat recovery system for mixer showers	£585 - £725	£ 90	0

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	***
Roof	Pitched, no insulation (assumed)	* ~ ~ ~ ~
Floor	(another dwelling below)	7.5
Windows	Fully double glazed	****
Main heating	Room heaters, electric	* ~ ~ ~ ~
Main heating controls	Programmer and appliance thermostats	****
Secondary heating	None	
Hot water	Electric instantaneous at point of use	* \$ \$ \$ \$ \$
Lighting	Low energy lighting in 50% of fixed outlets	****

Current primary energy use per square metre of floor area: 650 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.direct.gov.uk/savingenergy or call 0300 123 1234.

Repayments Authorised Finance at Choose from May be paid stay with the home energy no upfront authorised from savings in electricity energy bills assessment installers cost bill payer

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at **www.direct.gov.uk/savingenergy**. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 22	D59	0
High heat retention storage heaters	£400 - £600	£ 104	€ C69	0
Heat recovery system for mixer showers	£585 - £725	£ 30	C72	0

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.



Green Deal package	Typical annual savings	
Internal or external wall insulation	Total savings of £136	
High heat retention storage heaters		
Electricity/gas/other fuel savings	£136 / £0 / £0	

You could finance this package of measures under the Green Deal. It could save you £136 a year in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at www.stroma.com, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number:

Assessor's name:

Phone number:

E-mail address:

Related party disclosure:



Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 0.2 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	2,025	(1,304)	N/A	(152)
Water heating (kWh per year)	816			

Energy Performance Certificate



Flat 6, 78 Crewys Road, LONDON, NW2 2AD

Dwelling type: Top-floor flat Reference number: 8206-7626-4390-8529-5922
Date of assessment: 21 June 2016 Type of assessment: RdSAP, existing dwelling

Date of certificate: 28 June 2016 Total floor area: 12 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

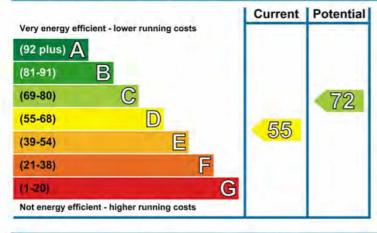
Estimated energy costs of dwelling for 3 years:	£ 1,401
Over 3 years you could save	£ 546

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 63 over 3 years	£ 72 over 3 years	
Heating	£ 963 over 3 years	£ 459 over 3 years	You could
Hot Water	£ 375 over 3 years	£ 324 over 3 years	save £ 546
Totals	£ 1,401	£ 855	over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
Internal or external wall insulation	£4,000 - £14,000	£ 180	0
2 High heat retention storage heaters	£400 - £600	£ 276	0
3 Heat recovery system for mixer showers	£585 - £725	£ 90	

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	***
Roof	Pitched, no insulation (assumed)	* ~ ~ ~ ~
Floor	(another dwelling below)	7.5
Windows	Fully double glazed	****
Main heating	Room heaters, electric	* ~ ~ ~ ~
Main heating controls	Programmer and appliance thermostats	****
Secondary heating	None	
Hot water	Electric instantaneous at point of use	***
Lighting	Low energy lighting in 50% of fixed outlets	****

Current primary energy use per square metre of floor area: 784 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

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Repayments Authorised Finance at Choose from May be paid stay with the home energy no upfront authorised from savings in electricity energy bills assessment installers cost bill payer

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at **www.direct.gov.uk/savingenergy**. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 60	D61	0
High heat retention storage heaters	£400 - £600	£ 92	€ C70	0
Heat recovery system for mixer showers	£585 - £725	£ 30	€ C72	0

Alternative measures

There are alternative measures below which you could also consider for your home.

Air or ground source heat pump

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.



Green Deal package	Typical annual savings
Internal or external wall insulation	Total pavinus of 0464
High heat retention storage heaters	Total savings of £161
Electricity/gas/other fuel savings	£161 / £0 / £0

You could finance this package of measures under the Green Deal. It could save you £161 a year in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

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Assessor's accreditation number:

Assessor's name:

Phone number:

E-mail address:

Related party disclosure:



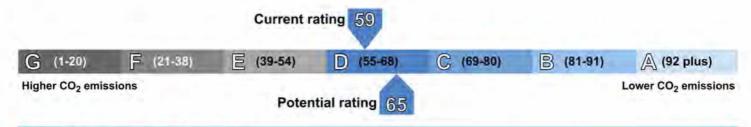
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 0.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



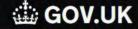
Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	2,094	(1,057)	N/A	(412)
Water heating (kWh per year)	816			

6.0 APPENDIX B - Council Tax

7



BETA

This is a new service – your <u>feedback</u> will help us to improve it.

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Previous Council Tax bands for

ROOM GND FLR FRONT 78, CREWYS ROAD, LONDON, NW2 2AD

Council Tax band With effect from

A 26 May 2016





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English | Cymraeg

Previous Council Tax bands for

ROOM GND FLR REAR LEFT 78, CREWYS ROAD, LONDON, NW2 2AD

Council Tax band	With effect from	
A	26 May 2016	

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BETA

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English | Cymraeg

Previous Council Tax bands for

ROOM GND FLR REAR RIGHT 78, CREWYS ROAD, LONDON, NW2 2AD

Council Tax band	With effect from	
<u>A</u>	26 May 2016	

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Previous Council Tax bands for

ROOM 1ST FLR FRONT 78, CREWYS ROAD, LONDON, NW2 2AD

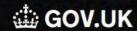
Council Tax band	With effect from	
<u>A</u>	26 May 2016	

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BETA

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Previous Council Tax bands for

ROOM 1ST FLR REAR LEFT 78, CREWYS ROAD, LONDON, NW2 2AD

Council Tax band	With effect from	
A	26 May 2016	

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Check and challenge your Council Tax band

BETA

This is a new service - your feedback will help us to improve it.

English | Cymraeg

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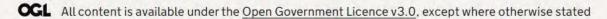
Previous Council Tax bands for

ROOM 1ST FLR REAR RIGHT 78, CREWYS ROAD, LONDON, NW2 2AD

Council Tax band	With effect from	
A	26 May 2016	

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Rhestr o Wasanaethau Cymraeg





Property information for

78, CREWYS ROAD, LONDON, NW2 2AD

Local Authority	Barnet (http://www.barnet.gov.uk/)
Local authority reference number	11000007810088
Council Tax band	E
Improvement indicator	No
With effect from	1 December 2023
Mixed-use property	No
Court code	None

7.0 APPENDIX C – Electrical Certification from NICEIC

ELECTRICAL INSTALLATION CERTIFICATE [BS 7671:2008 as amended]







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Rails Of the	Client						
Client	TANGO PROPER	TIES LTD, 3RD FLO	OOR SOVEREIGN HOUSE,	ALBERT PLACE,	London, N3 1QB	gammagagaga gaddagarii gadaa aa iyo aa	. •
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Supply Characte	eristics and								
Earthing arra	· · · · · · · · · · · · · · · · · · ·		nd Type of	tearwyddi.			ply Parameters	Supply protective device characteristics	
TN-S	N/A	a.c. 1-Phase	i vi	d.c. 2	N/A	Nominal Voltage, U/Uo ⁽¹) 230 V	BS(EN)	
TN-C	-S ✓	(2 wire)	N/A	Pole	N/A	Nominal m	50 Hz	1361 Fuse HBC	****
TN-C	N/A	1-Phase (3 wire)	√	3 Pole	N/A	frequency,f ⁽¹⁾	112		
т.	N/A	2-Phase (3 wire)	N/A	Other	N/A	Prospective fault current,lpf	(2) 1.64 KA	Туре	
告诉。在师	N/A	3-Phase	N/A					2	
Alternative source of supply (to be detai on attached sheet)	iled N/A	(3 wire) 3-Phase (4 wire)	N/A			impedance, Ze (Note: (1) by enqui	ry, (2) by enquiry or	Nominal 100 A current rating	
Particulars of In	stallation R	eferred To i	n the Ce	ertificate			Method of fau	It protection	
Means of Earthin	ng	Maximum De Maximum demai	The Lagrangian Lagrangian	40		Amps	ADS		
Distributor's facility			Ďε	tails of In	stallatio	n Earth Electrode (v	vhere applicable)		
	To a second	Type (eg rod(s),	T. Villancer			Location		Electrode resistance, to earth	
Installation earth electrode	N/A	N/A	The standing in the SECTION OF		N/A	* 100° Constitution from the constitution of t		N/A Ω	
Earthing Conducte	or	Material C	opper	ain Protec	tive Con	The second secon	Continuity and C	onnection Check	
Main Equipotentia	HARLET LYNE	7	1190	A Transportation of the Control of t	csa	The second secon	Continuity and C	onnection Check 🗸	
bonding conducto			оррег						
Water service		Gas service	N/A		il service	A Samuel Annual	Structural Steel	N/A Other N/A	
Type BS(EN)	60947-3		· ····································	ain swite of poles	ch or cit 2	rcuit breaker Curre	ent rating 100	A Voltage rating 230	
Location	ABOVE MAIN	DOOR	AUGUST AND			Fuse	rating 100	A	
RCD operating current, l∆n	N/A mA	RCD operating time at, I∆n	N/A	ms		(applicable only wh	nere an RCD is suitat	le and is used as a main circuit-bre	aker
Comments on E	Existing Ins								
Where appropria			allation are	to be foun	d on pag	e(s) None	32.00		11.75
and the Call War.	e 2]	Total and the first file.			an ing ban Mangrapagan	e included on pages	lighter of Marian	N/A	

Method (of protection against electric shock	Prevent	ion of mutual detrimental influence
Both bas	sic and fault protection (i) SELV	✓	(a) Proximity of non-electrical services and other influences
N/A	(ii) PELV	N/A	(b) Segregation of Band I and Band II circuits or use of Band II insulation
N/A	(iii) Double insulation	· · · · · · · · · · · · · · · · · · ·	(c) Segregation of safety circuits
	그렇게 걸린 이번 : 아무슨 소리를 하다고 했다.	Identific	ation
√ Basic Pr	(iv) Reinforced Insulation otection	· · · · · ·	(a) Presence of diagrams, instructions, circuit charts and similar information
/	(i) Insulation of live parts	/	(b) Presence of danger notices and other warning notices
		- Description	
✓ []	(ii) Barriers or enclosures		(c) Labelling of protective devices, switches and terminals
N/A	(iii) Obstacles		(d) Identification of conductors
N/A	(iv) Placing out of reach	Cables	and conductors
	otection natic disconnection of supply	7	Selection of conductors for current-carrying capacity and voltage drop
/	Presence of earthing conductor	/	Erection methods
/	Presence of circuit protective conductors	1	Routing of cables in prescribed 20nes
/	Presence of protective bonding conductors	7	Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise protected
V	Presence of supplementary bonding conductors		against nails, screws and the like Additional protection provided by 30mA RCD for cables
/	Presence of earthing arrangements for combined protective and functional purposes		concealed in walls (where required, in premises not under the supervision of a skilled or instructed person)
V	Presence of adequate arrangements for alternate source(s), where applicable	/	Connection of conductors
N/A	FELV	/	Presence of fire barriers, suitable seals and protection against thermal effects
/	Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection)	Genera	
ii) Non-	conducting location	/	Presence and correct location of appropriate devices for isolation and switching
N/A	Absence of protective conductors		
iii) Eartl	n-free local equipotential bonding	\	Adequacy of access to switchgear and other equipment
N/A	Presence of earth-free local equipotential bonding	~	Particular protective measures for special installations and locations
iv) Elect	rical Separation	/	Connection of single pole devices for protection or
N/A	Provided for one item of current-using equipment		switching in line conductors only Correct connection of accessories and equipment
✓	Provided for more than one Item of current-using equipment	N/A	Presence of undervoltage protective devices
Addition	al protection	N/A	
7	Presence of residual current device(s)	/	Selection of equipment and protective measures appropriate to external influences
~~~~;	Presence of supplementary bonding conductors	✓ ×	Selection of appropriate functional switching devices

#### Notes:

- ✓ to indicate an inspection has been carried out and the result is satisfactory.
- x to indicate an inspection has been carried out and the result is not satisfactory (applicable for a periodic inspection only)

N/A to indicate the inspection is not applicable to a particular item

- SELV an extra-low voltage system which is electrically separated from Earth and from other systems in such a way that a single fault cannot give rise to the risk of electric shock. The particular requirements of the Regulations must be checked (see Section 414)
- Double or reinforced insulation. Not suitable for domestic or similar installations if it is the sole protective measure (see 412.1.3)
- 3. Basic protection will include measurement of distances where appropriate
- 4. Obstacles only adopted in special circumstances (see 417.2)

- 5. Placing out of reach only adopted in special circumstances (see 417.3)
- Non-conducting locations and Earth-free local equipotential bonding - these are not recognised for general application. May only be used where the installation is controlled/under the supervision of skilled or instructed persons (see Section 418)
- 7. Electrical separation the particular requirements of the Regulations must be checked. If a single item of current-using equipment is supplied from a single source, see Section 413. If more than one item of current-using equipment is supplied from a single source then the installation must be controlled/under the supervision of skilled or instructed persons, see also Regulation 418.3

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Comparison of		Distribution Board ABOVE N	ABOVE MAIN DOOR Zs at DB   N/A	d	Desig	Designation		DB 1 Phase	1 e seque	oo aous	nfirmec	1 (where an	b propriate	board is from N/A	N/A	Correct	d Alddns	olarity col	at Di	at Distribution Board N/A	N/A	determination of the second		
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	1/8	ELECTRIC SHOWER	60898 MCB	В	4		1		ø	2.5	A/A		N/A	0.05	N/A	N/A	666	666	>	0.19	A/N	N/A	>	ON
FRIONE  FRIO	2/S	OVEN	60898 MCB	ш	32	1-			4	1.5	N/A		A/N	0.10	N/A	N/A	665	566	>	0.24	N/A	A/N	^	ON
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WOWNIENHEANTER   60868 MCB   S 20 10 144   B 25 115 0.18 0.17 0.27 0.14   NA   NA   0.11   NA   NA   0.99   999   V   0.23   29   15   15   15   15   15   15   15   1		RCD Module (Split Board)																	1				_	NO
SOCKETS  S	3/S	WC WATER HEATER	60898 MCB	М	32	1		ļ. —	9	2.5			A/A	0.11	N/A	Ą,	666	939	>	0.23	56	15	>	ON
WAVE FANH FATER   Gooder MICE   B   20   10   230   B   25   15   N/A   N/A   N/A   0.09   N/A   N/A   0.09   N/A   N/A   0.09   N/A   N/A   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09   0.09	7/5	SOCKETS	60898 MCB	m	32				2.5	-	0.18		0.37	0.14	N/A	>	666	666	>	0.29	56	15	>	N N
SPARE   RCD Module (Spit Baum)	8/S	WC FAN HEATER	60898 MCB	<b>a</b>	20		_	<u> </u>	2.5		<del>                                     </del>		A/A	60.0	N/A	N/A	666	666	>	0.24	56	15	>	ON.
RCD Module (Spie Board)   RCD Module (Spie		SPARE	-			_ '	'	'		'	'	,	,	,		*			,	,	,		,	1
Noomh-EATER   GOBBB MCB   B   20   10   2.30   B   2.5   1.5   N/A   N	S/01	RCD Module (Split Board)																	ĭ					NO
Watterheater   60688 MCB   B   32   10   1.44   B   6   2.5   N/A   N/A   N/A   O.14   N/A   N/A   O.19   N/A   N/A   O.19   O.33   Z7   10   O.33   S.P.	11/S	ROOM HEATER	60898 MCB	m	20		1	<u> </u>	2.5	-			A/A	0.25	N/A	N/A	666	666	>	0.39	27	10	>	ON
Upplied   Park	12/8	Water HEATER	60898 MCB	<b>B</b>	32				φ	2.5			A/N	0.14	N/A	A/A	666	666	>	0.28	27	10	>	ON ON
SPARE  St. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		LightS	60898 MCB	_ ω	ဖ	-			1.5		N/A		N/A	0.19	N/A	A/A	666	666	>	0.33	27	5	>	2
insulation Geocorge Continuity 05060796 Earth Fault foot 106060796 Festivation 106060796		SPARE	-	7	'			. '	-	,	,			,		í		•	•	(	1	,		
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insulation oeoso796 Earth Fault foot 0eos0796 RCD 6 resistance 0eos0796 Date							-	-													_			
risulation 06060796 Continuity 06060799 RCD Impedance 06060796 Date	Test	Instruments				1000000						V			**************************************									
Date   29/06/2016	2	Multi ososo796 octonal		ation	0606	96/0	stander deres	A Proposition of	1250121212121212	Sont	Ž D	0606079	6	Advantage to the control of the cont	Earth	Fault loo npedanca	9 06060	796	THE STATE OF THE S	Œ	CD 0606	0796	in the contract of the contrac	
																			Agentinos vien		)ate 29/0	6/2016	Market de Nobre de Nobre	and descriptions of the second
																								Page 4 of 4

This safety certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed and inspected in accordance with British Standard 7671:2008 (as amended) (The IET Wiring Regulations).

You should have received an 'original' Certificate and the contractor 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 British Standard 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 and any schedules are included in the project health and safety documentation.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a competent person. 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 the inspection of an existing electrical installation. An "Electrical Installation Conditioning Report" should be issued for such an inspection.

#### Notes for Schedules of Inspections

- 1. SELV An extra-low voltage system which is electrically separated from Earth and from other systems. The particular requirements of the Regulations must be checked (see Regulations 414.4).
- 2. Method of protection against direct contact will include measurement of distances where appropriate.
- 3. Obstacles only adopted in special circumstances (see Regulations 417.2).
- 4. Placing out of reach only adopted in special circumstances (see Regulations 417.3).
- 5. Use of Class II equipment infrequently adopted and only when the installation is to be supervised (see Regulations 412.2).
- 6. Non-conducting locations not applicable in domestic premises and requiring special precautions (see Regulations 418.1).
- 7. Earth-free local equipotential bonding not applicable in domestic premises, only used in special circumstances (see Regulations 418.2).
- 8. Electrical separation (see Regulations 418.3).

These notes are based on those seen in Appendix 6 BS 7671:2008 (as amended)

#### Notes on Schedule of Test Results

#### Continuity

Where Test Method 1 is used, enter the measured resistance of the phase conductor plus the circuit protective conductor (R1+ R2).

During the continuity testing (Test Method 1) the following polarity checks are to be carried out:

- (a) every fuse and single-pole control and protective device is connected in the phase conductor only
- (b) centre-contact bayonet and Edison screw lampholders have outer contact connected to the neutral conductor
- (c) wiring is correctly connected to socket-outlets and similar accessories

Compliance is to be indicated by a tick in polarity column.

(R1 + R2) need not be recorded if R2 is recorded.

Where Test Method 2 is used, the maximum value of R2 is recorded.

#### Continuity of ring final circuit conductors

A test shall be made to verify the continuity of each conductor including the protective conductor of every ring final circuit.

#### Insulation Resistance

All voltage sensitive devices to be disconnected or test between live conductors (phase and neutral) connected together and earth.

The insulation resistance between live conductors is to be recorded.

All the preceding tests should be carried out before the installation is energized.

#### **Polarity**

A satisfactory polarity test may be indicated by a tick.

#### Earth fault loop impedance Zs

This may be determined either by direct measurement at the furthest point of a live circuit or by adding (R1 + R2) to Ze. Ze is determined by measurement at the origin of the installation or preferably the value declared by the supply company used.

Zs = Ze + (R1 + R2). Zs should be less than the values given in Appendix 2 of the On-Site Guide.

#### Functional testing

The operation of RCDs (including RCBOs) shall be tested by simulating a fault condition, independent of any test facility in the device.

Effectiveness of the test button must be confirmed.

#### 000000012 - Master

## ELECTRICAL INSTALLATION CERTIFICATE [BS 7671:2008 as amended]





Details of the	Client Client	
Client/ Address	TANGO PROPERTIES LTD, 3RD FLOOR SOVEREIGN HOUSE, 1 ALBERT PLACE, London, N3 1QB	
Installation A	ddress	
Installation/ Address	FLAT 2 78 CREWYS ROAD, GOLDERS GREEN, NW2 2AD	The state of the s
Description a	nd Extent of the Installation	to the second control of the second control
Description of		New Installation 🗸
Installation	NEW INSTALLATION	Addition to an
Extent of the installation covered by this certificate	ALL LIGHTING AND POWER CIRCUITS SUPPLIED BY A 12 WAY CONTACTUM DISTRIBUTION BOARD.	existing Installation N/A  Alteration to an existing Installation N/A
for which We had	scribed above, have exercised reasonable skill and care when carrying out the design hereby CERTIFY that the verbeen responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 amenda a script and except for the departures, if any detailed as follows:    10   10   10   10   10   10   10   1	and the second of the second s
/1200 (4 C) - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	bility of the signatory or signatories is limited to the work described above as the subject of this certificate.	
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DESIGNER (No	r)	Company	IMS (Ignite Mainte	nance Ser	vices ) Ltd	# 1	
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7 J 74 14		d Earthing Arr					
Earthing at	rangements S N/A	Number and a.c.	d Type of Live Co ✓ d.c.	nductors N/A	Nature of Supp	y Parameters	Supply protective device characteristics
	c-s ✓	1-Phase	2	N/A	Voltage, U/Uo ⁽¹⁾	230 V	BS(EŇ)
TN	20000000000000000000000000000000000000	(2 wire) 1-Phase	N/A Pole 3 ✓ Pole	N/A	Nominal frequency,f ⁽¹⁾	50 Hz	1361 Fuse HBC
π	N/A	(3 wire) 2-Phase (3 wire)	N/A Other	N/A	Prospective fault current,lpf (2	) 1.92 kA	Туре
The state of the s	N/A	3-Phase	N/A		Evternal loon		2
Alternative source of supply ( to be de on attached sheet )	ailed N/A	(3 wire) 3-Phase (4 wire)	N/A		impedance, Ze (2 (Note: (1) by enquiry by measurement)	, (2) by enquiry or	Nominal 100 A
articulars of l	nstallation	Referred To in		te		Method of fault	protection
Means of Earth	ing .	Maximum Den Maximum deman		7	Amps	ADS	
Distributor's facility	<b>7</b>		Details of I	nstallatio	n Earth Electrode (wi	nere applicable)	The second secon
Installation	N/A	Type (eg rod(s), ta	ape etc)	N/A	Location		Electrode resistance, to earth
earth electrode			Main Prote		ductors		
Earthing Conduc	otor	Material Co	pper	csa	16 mm²	Continuity and Con	nection Check
Main Equipotent bonding conduct		Material Co	pper	csa	10 mm²	Continuity and Con	nection Check ✓
Water service		Gas service	N/A	Oil service	N/A	Structural Steel	N/A Other N/A
Time DO(EN)	000.7				cuit breaker		A L. Weller Street Food
Type BS(EN)	60947-3		No. of poles	2	Table Province Common C	- Consequence of the consequence	A Voltage rating 230
Location  RCD operating current, I∆n	ABOVE MAIN	RCD operating	N/A ms		Fuse re (applicable only whe		A and is used as a main circuit-breal
omments on	l.,	time at, l∆n stallation	ert ermanett Hillion i Million				
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hedule	of Inspections	ia dwień	
Method o	of protection against electric shock	Prevent	tion of mutual detrimental influence
Both bas	ic and fault protection	<b>/</b>	(a) Proximity of non-electrical services and other
Australiane.	(I) SELV	N/A	influences  (b) Segregation of Band I and Band II circuits or use of Band II insulation
N/A	(ii) PELV	<b>-</b>	(c) Segregation of safety circuits
N/A	(iii) Double insulation	i i riki	
<b>✓</b>	(iv) Reinforced insulation	Identific	
Basic Pro	otection	<b>/</b>	(a) Presence of diagrams, instructions, circuit charts and similar information
✓	(i) Insulation of live parts	~	(b) Presence of danger notices and other warning notices
<b>.</b>	(ii) Barriers or enclosures	~	(c) Labelling of protective devices, switches and terminals
N/A	(iii) Obstacles		(d) Identification of conductors
N/A	(iv) Placing out of reach	Cables	and conductors
Fault pro	tection atic disconnection of supply	7	Selection of conductors for current-carrying capacity and voltage drop
	Presence of earthing conductor	~	Erection methods
<b>/</b>	Presence of circuit protective conductors	<b>V</b>	Routing of cables in prescribed zones
<b>/</b>	Presence of protective bonding conductors		Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise protected
✓	Presence of supplementary bonding conductors		against nails, screws and the like
**************************************	Presence of earthing arrangements for combined protective and functional purposes		Additional protection provided by 30mA RCD for cables concealed in walls (where required, in premises not under the supervision of a skilled or instructed person)
7	Presence of adequate arrangements for alternate source(s), where applicable	<b>-</b>	Connection of conductors
N/A	FELV		Presence of fire barriers suitable seals and protection against thermal effects
V	Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection)	Genera	
(ii) Non-c	onducting location	✓	Presence and correct location of appropriate devices for isolation and switching
N/A	Absence of protective conductors	<b>-</b>	
(iii) Earth	-free local equipotential bonding	The second secon	Adequacy of access to switchgear and other equipment
N/A	Presence of earth-free local equipotential bonding	<b>/</b>	Particular protective measures for special installations and locations
(iv) Elect	rical Separation	· ·	Connection of single pole devices for protection or
N/A	Provided for one item of current-using equipment	7	switching in line conductors only.  Correct connection of accessories and equipment
<b>✓</b>	Provided for more than one item of current-using equipment	N/A	Presence of undervoltage protective devices
Addition	al protection	And the second	The state of the s
<b>/</b>	Presence of residual current device(s)	<b>-</b>	Selection of equipment and protective measures appropriate to external influences
<b>.</b>	Presence of supplementary bonding conductors	<b>√</b>	Selection of appropriate functional switching devices

#### Notes:

- ✓ to indicate an inspection has been carried out and the result is satisfactory
- x to indicate an inspection has been carried out and the result is not satisfactory (applicable for a periodic inspection only)

N/A to indicate the inspection is not applicable to a particular item

- SELV an extra-low voltage system which is electrically separated from Earth and from other systems in such a way that a single fault cannot give rise to the risk of electric shock. The particular requirements of the Regulations must be checked (see Section 414)
- Double or reinforced insulation. Not suitable for domestic or similar installations if it is the sole protective measure (see 412.1.3)
- 3. Basic protection will include measurement of distances where appropriate
- Obstacles only adopted in special circumstances (see 417.2)

- 5. Placing out of reach only adopted in special circumstances (see 417.3)
- Non-conducting locations and Earth-free local equipotential bonding - these are not recognised for general application. May only be used where the installation is controlled/under the supervision of skilled or instructed persons (see Section 418)
- 7. Electrical separation the particular requirements of the Regulations must be checked. If a single item of current-using equipment is supplied from a single source, see Section 413. If more than one item of currentusing equipment is supplied from a single source then the installation must be controlled/under the supervision of skilled or instructed persons, see also Regulation 418.3

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Control Point   Control Poin	etails of circuits and/or inst	alled equipm	ent v	ulner	able	to da	amag	e whe	en tes	sting	A color	7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	22.										
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Color Name			γλρθ	A ni gniteA			s - Wilsiamerson ender on the			2.2	(ema		1 d	R2*	R	avil' avilg	GLIVE / Earth	Polsny	Foob Imbeds	MS n (Since)	4 (ms)		see continus
Principal   Prin		60898 MCB	60	40	1	1.15					A/A	A/N	0.10	A/A	N/N	666	666	>	0.22	N/A	Α/X	>	2
FREDGE		60898 MCB	ω	32	1	44.	<del> </del>		-		A/A	A/A	0.12	A/A	N/N	666	666	>	0.24	N/A	X/X	>	2
State   Stat		60898 MCB	ω	20		2.30		ın	Ì		N/A	A/A	0.21	A/N	N/A	666	666	>	0.33	N/A	Α/Z	>	8
Mode with the part of the control		60898 MCB	æ	ဖ	-	7.67		<u> </u>			A/A	A/A	0.03	A/N	N/A	666	666	>	0.16	N/A	A/N	>	ON.
VOCUMENTER HEATER   Sobosono No. No. Worlder Heater   Sobosono No. No. Worlder Heater   Sobosono No. No. No. Worlder Heater   Sobosono No. No. No. No. No. No. No. No. No. No																		,					0N
SCOMETS    SCOMETS		60898 MCB	<u> </u>	32		1.44	В		_	4/4 A/4	A/A	N/A	0.05	A/N	A/N	666	666	>	0.17	26	16	>	S.
WAND FAN HEATER   6.0089 MCB   B   20   10   230   B   25   15   NA   NA   NA   0.11   NA   NA   0.12   NA   NA   0.12   NA   NA   0.13   NA   NA   NA   0.13   NA   NA   0.13   NA   NA   0.13   NA   NA   0.13   NA   NA   NA   NA   NA   NA   NA   N		60898 MCB	80	32		1.44					0.34	09.0	0.19	N/A	1	666	666	>	0.31	56	16	>	ON
SPARE   ROD Module (Spill Board)		60898 MCB	8	20	_	2.30				4/A	N/A	A/N	0.11	N/A	N/A	666	666	>	0.21	26	16	>	ON
RCO Module (Spill Baard)   ROOM HEATER   Sobes MCB   B 20 10 2.30   B 25 1.5   MA   N/A   N/A   0.22   N/A   N/A   0.32   N/A   N/A   0.32   N/A   N/A   0.35   0.34   2.5   1.6   V   N/A   N/A   N/A   0.35   N/A   N/A		•	,	•	,		1			,			,	1	•		i	r	•			•	1
Note Hater   Sobbe March   B   20   10   230   B   26   15   114   NIA   NIA   NIA   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22   0.22	_														•		_						ON
Water Heater   60808 MCB   B   32   10   144   B   4   15   N/A   N/A   N/A   0.16   N/A   N/A   0.83   N/A   N/A   0.83   0.99   ✓ 0.29   25   16   ✓ N/A   N/A   N/A   N/A   N/A   N/A   0.83   N/A   N/A   0.83   N/A   N/A   0.83   0.89   ✓ 0.85   25   16   ✓ N/A   N/A   N/A   N/A   N/A   N/A   0.83   N/A   N/A   0.83   N/A   N/A   0.83   0.89   ✓ 0.85   25   16   ✓ N/A   N/A   N/A   0.83   0.89   ✓ 0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.85   0.8		60898 MCB	80	20		2.30				A/A	N/A	N/A	0.22	N/A	N/A	666	666	>	0.34	25	16	`	ON
LightS   GOBGE MCB   B   S   10   7.67   B   1.5   1   N/A   N/A   0.63   N/A   N/A   0.63   N/A   N/A   0.63   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65   0.65		60898 MCB	മ	32		1.44	В			A/A	N/A	A/N	0.16	N/A	W/A	666	666	>	0.29	25	16	`	ON
SPARE   SPAR		60898 MCB	ω	ဖ		7.67				A/A	N/A	A/N	0.53	N/A	A/A	666	666	>	0.65	25	16	>	2
Insulation   Continuity   Con		,	ı	,	-					, ,		-	٠,	,	-		'	1	,	-	-	-	1
Insulation   Good796   Earth Fault loop   Good796   Impedance   Good796   Impedance   Continuity   December   December		T de la					-	+	-	+													
Second		A solution					-		<u> </u>	-													
Insulation									-														
060796         Faith Faith lob         06060766         RCD: 06060796           060796         Impedance         06060796         RCD: 06060796           Impedance         06060796         Date: 04/07/2016	Fest Instruments								1	7 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	20 20 20 20 20 20 20 20 20 20 20 20 20 2	7 195 1 19 1 19 1 19 1 19 1 19 1 19 1 19		1									
Nijay Patel Nijay Patel	Multi- functional commencements	Insula		606078	96	**************************************		ŏ			060796		The state of the s	Earth T E	ault loop pedance	08080	796	411111111111111111111111111111111111111	A	CD 06060	796	Abstraction of the state of the	
	Name	C	eren eren eren eren eren eren eren eren	700000000000000000000000000000000000000		le a	Sifion	ENGI	NEER	Section of the sectio	Dag Drawer Same	2007 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		ignature				n.len			7/2016	edemontor and hospitates the months	

This safety certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed and inspected in accordance with British Standard 7671:2008 (as amended) (The IET Wiring Regulations).

You should have received an 'original' Certificate and the contractor 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 British Standard 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 and any schedules are included in the project health and safety documentation.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a competent person. 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 the inspection of an existing electrical installation. An "Electrical Installation Conditioning Report" should be issued for such an inspection.

#### Notes for Schedules of Inspections

- 1. SELV An extra-low voltage system which is electrically separated from Earth and from other systems. The particular requirements of the Regulations must be checked (see Regulations 414.4).
- Method of protection against direct contact will include measurement of distances where appropriate.
- 3. Obstacles only adopted in special circumstances (see Regulations 417.2).
- 4. Placing out of reach only adopted in special circumstances (see Regulations 417.3).
- 5. Use of Class II equipment infrequently adopted and only when the installation is to be supervised (see Regulations 412.2).
- 6. Non-conducting locations not applicable in domestic premises and requiring special precautions (see Regulations 418.1).
- 7. Earth-free local equipotential bonding not applicable in domestic premises, only used in special circumstances (see Regulations 418.2).
- 8. Electrical separation (see Regulations 418.3).

These notes are based on those seen in Appendix 6 BS 7671:2008 (as amended)

#### Notes on Schedule of Test Results

#### Continuity

Where Test Method 1 is used, enter the measured resistance of the phase conductor plus the circuit protective conductor (R1+ R2).

During the continuity testing (Test Method 1) the following polarity checks are to be carried out:

- (a) every fuse and single-pole control and protective device is connected in the phase conductor only
- (b) centre-contact bayonet and Edison screw lampholders have outer contact connected to the neutral conductor
- (c) wiring is correctly connected to socket-outlets and similar accessories

Compliance is to be indicated by a tick in polarity column.

(R1 + R2) need not be recorded if R2 is recorded.

Where Test Method 2 is used, the maximum value of R2 is recorded.

#### Continuity of ring final circuit conductors

A test shall be made to verify the continuity of each conductor including the protective conductor of every ring final circuit.

#### Insulation Resistance

All voltage sensitive devices to be disconnected or test between live conductors (phase and neutral) connected together and earth.

The insulation resistance between live conductors is to be recorded.

All the preceding tests should be carried out before the installation is energized.

#### Polarity

A satisfactory polarity test may be indicated by a tick.

#### Earth fault loop impedance Zs

This may be determined either by direct measurement at the furthest point of a live circuit or by adding (R1 + R2) to Ze. Ze is determined by measurement at the origin of the installation or preferably the value declared by the supply company used.

Zs = Ze + (R1 + R2). Zs should be less than the values given in Appendix 2 of the On-Site Guide.

#### **Functional testing**

The operation of RCDs (including RCBOs) shall be tested by simulating a fault condition, independent of any test facility in the device.

Effectiveness of the test button must be confirmed.

## ELECTRICAL INSTALLATION CERTIFICATE [BS 7671:2008 as amended]





Details of the	Client	
Client/ Address	TANGO PROPERTIES LTD, 3RD FLOOR SOVEREIGN HOUSE, 1 ALBERT PLACE, London, N3 1QB	
Installation A	ddress	
Installation/ Address	FLAT 3 78 CREWYS ROAD, GOLDERS GREEN, NW2 2AD	rental and the same same same same same same same sam
Arthur Ann Aire	and Extent of the Installation	New installation ✓
Description of Installation	NEWINSTALLATION	
Extent of the installation covered by this certificate	ALL LIGHTING AND POWER CIRCUITS SUPPLIED BY A 12 WAY CONTACTUM DISTRIBUTION BOARD	Addition to an existing installation N/A  Alteration to an existing installation N/A
of which are dee for which We hat July Details of depart The extent of liated For the DESIG Signature Signature  For Construct We, being the which are described with the second struct which are described for which are described which are described which are described which are described with the second structure.		Designer 1 Designer 2**
Details of depa The extent of li For the CONST Signature  For Inspecti		2008 amended to
We, being the particulars of w that the work for Jul Details of depa The extent of liate For the INSPEC Signature		low); ireby CERTIFY  8 amended to
Next Inspect	We, the designer(s), recommend that this installation is further inspected and tested after an interval of not more than 10 Years or change of tenancy.	

Method (	of protection against electric shock	Preven	tion of mutual detrimental influence
Both bas	sic and fault protection	· /	(a) Proximity of non-electrical services and other influences
V I	(i) SELV	N/A	(b) Segregation of Band I and Band II circuits or use of Band II insulation
N/A N/A	(ii) PELV	/	(c) Segregation of safety circuits
NVA 8	(iii) Double insulation	ldentifi	cation
✓ Basic Pr	(iv) Reinforced insulation otection		(a) Presence of diagrams, instructions, circuit charts and similar information
<b>~</b>	(i) Insulation of live parts	<b>*</b>	(b) Presence of danger notices and other warning notices
<b>/</b>	(ii) Barriers or enclosures		(c) Labelling of protective devices, switches and terminals
N/A	(iii) Obstacles		(d) Identification of conductors
N/A	(iv) Placing out of reach	Cables	and conductors
	otection natic disconnection of supply	✓	Selection of conductors for current-carrying capacity and voltage drop
<b>✓</b>	Presence of earthing conductor		Erection methods
<b>/</b>	Presence of circuit protective conductors		Routing of cables in prescribed zones
✓ ✓	Presence of protective bonding conductors	~	Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise protected
✓ :	Presence of supplementary bonding conductors		against nails, screws and the like  Additional protection provided by 30mA RCD for cables
	Presence of earthing arrangements for combined protective and functional purposes	<b>/</b>	concealed in walls (where required, in premises not under the supervision of a skilled or instructed person)
<b>/</b>	Presence of adequate arrangements for alternate source(s), where applicable	7	Connection of conductors
N/A	FELV	<b>'</b>	Presence of fire barriers suitable seals and protection against thermal effects
<b>/</b>	Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection)	Genera	d Company of the Comp
(ii) Non-	conducting location	<b>/</b>	Presence and correct location of appropriate devices for isolation and switching
N/A	Absence of protective conductors	17	The state of the s
(iii) Eartl	n-free local equipotential bonding	Annual Property Control of the Contr	Adequacy of access to switchgear and other equipment
N/A	Presence of earth-free local equipotential bonding		Particular protective measures for special installations and locations
(iv) Elec	trical Separation	<b>√</b>	Connection of single pole devices for protection or switching in line conductors only
N/A	Provided for one item of current-using equipment	<b>-</b>	Correct connection of accessories and equipment
<b>√</b>	Provided for more than one item of current-using equipment	N/A	Presence of undervollage protective devices
Addition	al protection		
<b>/</b>	Presence of residual current device(s)	<b>/</b>	Selection of equipment and protective measures appropriate to external influences
7	Presence of supplementary bonding conductors	<b>V</b>	Selection of appropriate functional switching devices

#### Notes:

- ✓ to indicate an inspection has been carried out and the result is satisfactory
- ★ to indicate an inspection has been carried out and the result is not satisfactory (applicable for a periodic inspection only)

N/A to indicate the inspection is not applicable to a particular item

- SELV an extra-low voltage system which is electrically separated from Earth and from other systems in such a way that a single fault cannot give rise to the risk of electric shock. The particular requirements of the Regulations must be checked (see Section 414)
- Double or reinforced insulation. Not suitable for domestic or similar installations if it is the sole protective measure (see 412.1.3)
- 3. Basic protection will include measurement of distances where appropriate
- 4. Obstacles only adopted in special circumstances (see 417.2)

- 5. Placing out of reach only adopted in special circumstances (see 417.3)
- Non-conducting locations and Earth-free local equipotential bonding - these are not recognised for general application. May only be used where the installation is controlled/under the supervision of skilled or instructed persons (see Section 418)
- 7. Electrical separation the particular requirements of the Regulations must be checked. If a single item of current-using equipment is supplied from a single source, see Section 413. If more than one item of current-using equipment is supplied from a single source then the installation must be controlled/under the supervision of skilled or instructed persons, see also Regulation 418.3

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	Location of ABOVE MAIN DOOR	AIN DOOR		Designation	ution B ation	4 15 6	08.					upply to b	ard	N/A				rospecti at Dis	Prospective fault current at Distribution Board N/A	A'N E			<b></b> ≸
	<b>S7</b>	sat DB : N/A	G		Ī		Fnase	rnase sequen	ce con	ce confirmed (where	wnere app	appropriate)	<b>&gt;</b>		Correct supply polanty	d filddins	olanıy co		>				
N/A	Details of citcuits attu/of installed equipment vullerable to darrage w	railea edaibii	100	VUIIIA	api	2	o la	≱ D D	<u>D</u>	ဂိုးမျှင်သူ။													
Circui	Circuit Details		100					1 10 m	Annual An	Test	Test Results						100 mm						
8 Ja	Oircuit Description	Overcurrent Devices	Š	99.jVe	200	(led by	0	Conducto	The property of the control of the c	2.0	Ring final circuit continuity (0)	Todaya daliya	O At least o	Continuity east one column must be completed)	must be		Insulation Resistance				RCD		
Gircuit Numb		BS(EN)	ЭдуТ	A ni gniteA	Capacity KA	Jimnėg sZ xeM go). Q 178788	Reference Method			× 0	(neutral)	2.8	* * * * * * * * * * * * * * * * * * *	*	5	evi1/evi1∰	Z Live / Earth	Polarity	∃ benusseM begmi qoo⊿ Ω sΣ	#¥ A#	At 5l.∆.n (ms)	Test button operation	Remark see continus
1/S	ELECTRIC SHOWER	60898 MCB	8	40	10	1.15	8	9	2.5	N/A	N/A	N/A	0.03	N/A	N/A	666	666	>	0.15	N/A	N/A	>	ON
2/S	OVEN	60898 MCB	В	32	10	1.44	В	4	1,5	N/A	N/A	N/A	0.10	N/A	N/A	686	666	>	0.23	N/A	N/A	`	ON
3/8	FRIDGE	60898 MCB	m	50	5	2.30	m	2.5	1,5	N/A	A/N	N/A	0.14	N/A	A/N	686	666	>	0.27	N/A	N/A	>	ON N
4/S	BELL	60898 MCB	m	ဖ	5	7.67	ш	1.5	-	A/N	A/N	N/A	60.03	W/A	A/N	666	666	>	0.17	N/A	N/A	>	ON
5/5	RCD Module (Split Board)														1			'					ON
8/9	WC WATER HEATER	60898 MCB	m	32	5	1,44	80	4	1.5	A/A	N/A	N/A	0.05	N/A	N/A	666	666	>	0.18	28	21	>	ON.
2//S	SOCKETS	60898 MCB	<b>a</b>	32	9	1.44	8	2.5	1.5	0.31	0.32	0.56	0.22	A/N	>	666	666	>	0.35	28	21	`	Q.
S/8	WC FAN HEATER	60898 MCB	<b>a</b>	20	5	2.30	m	2.5	1.5	A/A	N/A	A/A	80.0	N/A	Ψ/Z	666	666	>	0.21	28	21	>	Q.
S/6	SPARE	1	t			'	'	,	,	,	,		,	•		ı		,	,	,	,		
10/S	RCD Module (Split Board)															_		r					ON
11/S	ROOM HEATER	60898 MCB	<u>m</u>	20	2	2.30	В	2.5	1.5	A/A	N/A	A/N	0.19	A/A	N/A	666	666	>	0.32	36	19	>	ON.
12/S	WaTER HEATER	60898 MCB	m	32	5	1.44	m	4	1.5	A/A	A/N	A/N	0.11	N/A	N/A	666	666	>	0.23	36	19	>	Q.
13/S	LightS	60898 MCB	m	8	5	2.30	а	1.5	-	A/A	A/N	A/N	0.24	N/A	N/A	666	686	>	0.37	36	19	>	Q.
14/S	SPARE				1			1	1	t	-	ī	1	í		1	•	,	,	-	1	-	,
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2	Wulf-06060796	Insulation resistance	L	06060796	1796	8			Continuity	701	06060796				Earth Fault loop 06060796 impedance	09090	796	Manual parties	€.	RCD 06060796	0796	iktorizioterialisi o i	
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Copyright	Copyright © Amtech Group Ltd 2013, FastTest [17th Edition] v2013.0.0, IMS Ignite Maintenance Service	[17th Edition] v2013.	.0.0.	S Ignite	Mainte	nance §	ervice		ă.													:	Page 4 of 4

This safety certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed and inspected in accordance with British Standard 7671:2008 (as amended) (The IET Wiring Regulations).

You should have received an 'original' Certificate and the contractor 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 British Standard 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 and any schedules are included in the project health and safety documentation.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a competent person. 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 the inspection of an existing electrical installation. An "Electrical Installation Conditioning Report" should be issued for such an inspection.

#### Notes for Schedules of Inspections

- 1. SELV An extra-low voltage system which is electrically separated from Earth and from other systems. The particular requirements of the Regulations must be checked (see Regulations 414.4).
- 2. Method of protection against direct contact will include measurement of distances where appropriate.
- 3. Obstacles only adopted in special circumstances (see Regulations 417.2).
- 4. Placing out of reach only adopted in special circumstances (see Regulations 417.3).
- 5. Use of Class II equipment infrequently adopted and only when the installation is to be supervised (see Regulations 412.2).
- 6. Non-conducting locations not applicable in domestic premises and requiring special precautions (see Regulations 418.1).
- 7. Earth-free local equipotential bonding not applicable in domestic premises, only used in special circumstances (see Regulations 418.2).
- 8. Electrical separation (see Regulations 418.3).

These notes are based on those seen in Appendix 6 BS 7671:2008 (as amended)

#### Notes on Schedule of Test Results

#### Continuity

Where Test Method 1 is used, enter the measured resistance of the phase conductor plus the circuit protective conductor (R1+ R2).

During the continuity testing (Test Method 1) the following polarity checks are to be carried out:

- (a) every fuse and single-pole control and protective device is connected in the phase conductor only
- (b) centre-contact bayonet and Edison screw lampholders have outer contact connected to the neutral conductor
- (c) wiring is correctly connected to socket-outlets and similar accessories

Compliance is to be indicated by a tick in polarity column.

(R1 + R2) need not be recorded if R2 is recorded.

Where Test Method 2 is used, the maximum value of R2 is recorded.

#### Continuity of ring final circuit conductors

A test shall be made to verify the continuity of each conductor including the protective conductor of every ring final circuit.

#### Insulation Resistance

All voltage sensitive devices to be disconnected or test between live conductors (phase and neutral) connected together and earth.

The insulation resistance between live conductors is to be recorded.

All the preceding tests should be carried out before the installation is energized.

#### **Polarity**

A satisfactory polarity test may be indicated by a tick.

#### Earth fault loop impedance Zs

This may be determined either by direct measurement at the furthest point of a live circuit or by adding (R1 + R2) to Ze. Ze is determined by measurement at the origin of the installation or preferably the value declared by the supply company used.

Zs = Ze + (R1 + R2). Zs should be less than the values given in Appendix 2 of the On-Site Guide.

#### Functional testing

The operation of RCDs (including RCBOs) shall be tested by simulating a fault condition, independent of any test facility in the device.

Effectiveness of the test button must be confirmed.

#### **ELECTRICAL INSTALLATION CERTIFICATE**

[BS 7671:2008 as amended]





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Details of the	Client	
Client/ Address	TANGO PROPERTIES LTD, 3RD FLOOR SOVEREIGN HOUSE, 1 ALBERT PLACE, London, N3 1QB	
Installation A	ddress	
Installation/ Address	FLAT 4 78 CREWYS ROAD, GOLDERS GREEN, NW2 2AD	The state of the s
Description a	nd Extent of the Installation	New Installation ✓
Description of Installation	NEWINSTALLATION	Addition to an
Extent of the installation covered by this certificate	ALL LIGHTING AND POWER CIRCUITS SUPPLIED BY A 12 WAY CONTACTUM DISTRIBUTION BOARD.	existing Installation N/A  Alteration to an existing Installation N/A
of which are de for which We ha July Details of depar	person(s) responsible for the design of the electrical installation (as indicated by our signature(s) below), particulars excribed above, have exercised reasonable skill and care when carrying out the design hereby CERTIFY that the design we been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 amended to 2011 except for the departures; if any detailed as follows:  tures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None billity of the signatory or signatories is limited to the work described above as the subject of this certificate.	Designer 1 by for the design) Designer 2** \$,of
which are de construction  Details of de  The extent of For the CON  Signature		8 amended to
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upply Characteristics an	d Earthing Arrangements			
Earthing arrangements	Number and Type of Live Condu		ly Parameters	Supply protective device characteristics
TN-S N/A	a.c. ✓ d.c. 1-Phase 2	N/A Nominal Voltage, U/Uo ⁽¹⁾	230 V	3S(EN)
TN-C-S ✓	(2 wire) N/A Pole	N/A Nominal		361 Fuse HBC
TN-C N/A	(3 wire) N/A Pole	N/A frequency,f ⁽¹⁾		
TT N/A	2-Phase ✓ Other (3 wire)	N/A Prospective fault current,lpf (		ype
IT N/A	3-Phase N/A	External loop	2) 0.12 Ω	
Iternative source If supply ( to be detailed N/A	(3 wire)	impedance, Ze ^G (Note: (1) by enquir		Nominal current rating 100 A
n attached sheet)	(4 wire)	by measurement)		
	Referred To in the Certificate  Maximum Demand		Method of fault pr	otection
Means of Earthing Distributor's	Maximum demand (load) 40	Amps	ADS	
facility	There is a second of the secon	allation Earth Electrode (w		
Installation	Type (eg rod(s), tape etc)	Location	The state of the s	Electrode resistance, to earth  I/A Ω
earth electrode N/A	N/A Main Protectiv	re Conductors		V/-
Earthing Conductor	Material Copper	csa 16 mm²	Continuity and Conne	ction Check
Main Equipotential bonding conductors	Material Copper	csa 10 mm²	Continuity and Conne	ction Check
Water service 🗸	Gas service N/A Oil s	service N/A	Structural Steel	N/A Other N/A
Da va tanggi	Main switch	or circuit breaker		
Type BS(EN) 60947-3	No. of poles	2 Currer	ntrating 100 A	Voltage rating 230
Location ABOVE MAIN	N DOOR	Fuse	ating 100 A	
RCD operating N/A mA	RCD operating N/A ms time at, I∆n	(applicable only wh	ere an RCD is suitable ar	d is used as a main circuit-breal
				and the second s
omments on Existing Ins	stallation on the existing installation are to be found o			

lethod o	of protection against electric shock	Prevent	tion of mutual detrimental influence
	sic and fault protection	· · · · · · · · · · · · · · · · · · ·	(a) Proximity of non-electrical services and other influences
<b>✓</b> ↓	(i) SELV	N/A	(b) Segregation of Band I and Band II circuits or use of Band II insulation
N/A	(ii) PELV	✓	(c) Segregation of safety circuits
N/A	(iii) Double insulation	ldentific	cation
√ Pasis Br	(iv) Reinforced insulation otection	<b>-</b>	(a) Presence of diagrams, instructions, circuit charts and similar information
<b>√</b>	(i) Insulation of live parts	annear ann ann an	(b) Presence of danger notices and other warning notices
	(y insulation of the parts		
<b>/</b>	(ii) Barriers or enclosures	✓	(c) Labelling of protective devices, switches and terminals
N/A	(iii) Obstacles	/	(d) Identification of conductors
N/A	(iv) Placing out of reach	0-W-A	and conductors
Fault pro	tection		Selection of conductors for current-carrying capacity
	natic disconnection of supply	<b>-</b>	and voltage drop
<b>✓</b>	Presence of earthing conductor	<b>/</b>	Erection methods
<b>/</b>	Presence of circuit protective conductors		Routing of cables in prescribed zones
	Presence of protective bonding conductors	<b>\</b>	Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise protected
✓	Presence of supplementary bonding conductors		against nails, screws and the like  Additional protection provided by 30mA RCD for cables
~	Presence of earthing arrangements for combined protective and functional purposes	✓	concealed in walls (where required, in premises not under the supervision of a skilled or instructed person)
<b>✓</b>	Presence of adequate arrangements for alternate source(s), where applicable	/	Connection of conductors
N/A	FELV	<b>1</b>	Presence of fire barriers suitable seals and protection against thermal effects
<b>/</b>	Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection)	Genera	
(ii) Non-	conducting location	<b>/</b>	Presence and correct location of appropriate devices for isolation and switching
N/A	Absence of protective conductors		
(iii) Eartí	h-free local equipotential bonding		Adequacy of access to switchgear and other equipment
N/A	Presence of earth-free local equipotential bonding	<b>V</b>	Particular protective measures for special installations and locations
(iv) Elec	trical Separation	<b>✓</b>	Connection of single pole devices for protection or switching in line conductors only
N/A	Provided for one item of current-using equipment	1	Correct connection of accessories and equipment
<b>-</b>	Provided for more than one item of current-using equipment	N/A	Presence of undervoltage protective devices.
Addition	nal protection	The many	Selection of equipment and protective measures
<b>4</b>	Presence of residual current device(s)	<b>-</b>	appropriate to external influences
-13   1	Presence of supplementary bonding conductors		Selection of appropriate functional switching devices

#### Notes:

- ✓ to indicate an inspection has been carried out and the result is satisfactory
- x to indicate an inspection has been carried out and the result is not satisfactory (applicable for a periodic inspection only)

N/A to indicate the inspection is not applicable to a particular item

- SELV an extra-low voltage system which is electrically separated from Earth and from other systems in such a way that a single fault cannot give rise to the risk of electric shock. The particular requirements of the Regulations must be checked (see Section 414)
- Double or reinforced insulation. Not suitable for domestic or similar installations if it is the sole protective measure (see 412.1.3)
- 3. Basic protection will include measurement of distances where appropriate
- 4. Obstacles only adopted in special circumstances (see 417.2)

- Placing out of reach only adopted in special circumstances (see 417.3)
- Non-conducting locations and Earth-free local equipotential bonding - these are not recognised for general application. May only be used where the installation is controlled/under the supervision of skilled or instructed persons (see Section 418)
- 7. Electrical separation the particular requirements of the Regulations must be checked. If a single item of current-using equipment is supplied from a single source, see Section 413. If more than one item of current-using equipment is supplied from a single source then the installation must be controlled/under the supervision of skilled or instructed persons, see also Regulation 418.3

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Church   C		60898 MCB	a	64	1	1.15	B		വ	¥	A/N	N/A	0.03	N/A	N'A	666	666	>	0.18	N/A	ΝΆ	>	2
PHONGE    PHON		60898 MCB	а	32		1.44	<u>a</u>		ιΩ		A/A	N/A	0.08	N/A	N/A	666	666	>	0.22	A/N	A/N	>	2
No.		60898 MCB	В	20		2.30				¥,	A/N	N/A	0.16	A/A	N/A	666	666	>	0.30	A/N	N/A	>	Q.
NOTO DUCAJAR   Spike Blank with Facilities   Spike Blank with Fa		60898 MCB	В	9		79.7		1.5		I/A	N/A	A/N	0.03	N/A	ΝΆ	666	666	>	0.18	N/A	N/A	>	S
WO WAITEN HATTEN   COORS MCC   COORS WC															'								2
SOCKETS		60898 MCB	8	32	1	1.44	8			K!	A/A	A/A	0.06	A/A	A/A	666	666	>	0.20	25	=	>	2
Workan Hearter   Cooces Mich   State   State   Cooces Mich   State		60898 MCB	В	32		1.44					0.21	0.41	0.16	A/A	>	666	666	>	0:30	25	Ξ	>	S.
SPARE   ROD Module (SPIR Death)   ROD MODULE (SPARE   ROD MODU		60898 MCB	ю	20	í —	2.30		_		V.	A/N	N/A	0.12	N/A	N/A	666	666	>	0.26	25	=	>	2
ROD Module (Spill Board)   ROD M HEATER   G0688 MCB   B 20 10 230   B 25 1.5 N/A N/A N/A 0.09 N/A 178 HEATER   G0688 MCB   B 6 10 7.87   B 1.5 1 N/A N/A N/A 0.22 N/A N/A 699 999					т	1			1	,		1			1	,						ľ	٠
NOWHERE   GOBBB MCB   B   20   10 2.30   B   2.5   1.5   N/A   N																		·					2
Waffer Heater   60888 MCB   8 32 10 144   8 6 2.5 N/A N/A N/A 0.09 N/A N/A N/A 0.09   899   999   7 0.23   29   22   7		60898 MCB	æ	20	i –	2.30				I/A	N/A	N/A	0.18	A/A	A/N	666	666	>	0.32	29	22	>	ð
Light   SPARE		60898 MCB	ω	32		1,44	ш		5	N/	A/N	A/A	60.0	N/A	Α/N	666	666	>	0.23	59	22	>:	ð
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This safety certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed and inspected in accordance with British Standard 7671:2008 (as amended) (The IET Wiring Regulations).

You should have received an 'original' Certificate and the contractor 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 British Standard 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 and any schedules are included in the project health and safety documentation.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a competent person. 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 the inspection of an existing electrical installation. An "Electrical Installation Conditioning Report" should be issued for such an inspection.

#### Notes for Schedules of Inspections

- 1. SELV An extra-low voltage system which is electrically separated from Earth and from other systems. The particular requirements of the Regulations must be checked (see Regulations 414.4).
- 2. Method of protection against direct contact will include measurement of distances where appropriate.
- 3. Obstacles only adopted in special circumstances (see Regulations 417.2).
- 4. Placing out of reach only adopted in special circumstances (see Regulations 417.3).
- 5. Use of Class II equipment infrequently adopted and only when the installation is to be supervised (see Regulations 412.2).
- 6. Non-conducting locations not applicable in domestic premises and requiring special precautions (see Regulations 418.1).
- 7. Earth-free local equipotential bonding not applicable in domestic premises, only used in special circumstances (see Regulations 418.2).
- 8. Electrical separation (see Regulations 418.3).

These notes are based on those seen in Appendix 6 BS 7671:2008 (as amended)

#### Notes on Schedule of Test Results

#### Continuity

Where Test Method 1 is used, enter the measured resistance of the phase conductor plus the circuit protective conductor (R1+ R2).

During the continuity testing (Test Method 1) the following polarity checks are to be carried out:

- (a) every fuse and single-pole control and protective device is connected in the phase conductor only
- (b) centre-contact bayonet and Edison screw lampholders have outer contact connected to the neutral conductor
- (c) wiring is correctly connected to socket-outlets and similar accessories

Compliance is to be indicated by a tick in polarity column.

(R1 + R2) need not be recorded if R2 is recorded.

Where Test Method 2 is used, the maximum value of R2 is recorded.

#### Continuity of ring final circuit conductors

A test shall be made to verify the continuity of each conductor including the protective conductor of every ring final circuit.

#### Insulation Resistance

All voltage sensitive devices to be disconnected or test between live conductors (phase and neutral) connected together and earth.

The insulation resistance between live conductors is to be recorded.

All the preceding tests should be carried out before the installation is energized.

#### **Polarity**

A satisfactory polarity test may be indicated by a tick.

#### Earth fault loop impedance Zs

This may be determined either by direct measurement at the furthest point of a live circuit or by adding (R1 + R2) to Ze. Ze is determined by measurement at the origin of the installation or preferably the value declared by the supply company used.

 $Z_S = Z_C + (R_1 + R_2)$ .  $Z_S$  should be less than the values given in Appendix 2 of the On-Site Guide.

#### Functional testing

The operation of RCDs (including RCBOs) shall be tested by simulating a fault condition, independent of any test facility in the device.

Effectiveness of the test button must be confirmed.

## ELECTRICAL INSTALLATION CERTIFICATE [BS 7671:2008 as amended]





Details of the	Client	
Client/ Address	TANGQ PROPERTIES LTD, 3RD FLOOR SOVEREIGN HOUSE, 1 ALBERT PLACE, London, N3 1Q8	
Installation A	ddress .	
Installation/ Address	FLAT 5 78 CREWYS ROAD, GOLDERS GREEN, NW2 2AD	
Description a	nd Extent of the Installation	No. le telletto
Description of Installation	NEW INSTALLATION	New Installation
Extent of the installation covered by this certificate	ALL LIGHTING AND POWER CIRCUITS SUPPLIED BY A 12 WAY CONTACTUM DISTRIBUTION BOARD.	Addition to an existing installation N/A  Alteration to an existing installation N/A
of which are de for which I ha Jul	person(s) responsible for the design of the electrical installation (as indicated by my signature(s) below), particular scribed above, have exercised reasonable skill and care when carrying out the design hereby CERTIFY that the cover been responsible is, to the best of my knowledge and belief in accordance with BS 7671: 2008 amend a except for the departures, if any detailed as follows:	lesign work
Details of depa	tures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None	
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	I , the designer(s), recommend that this installation is further inspected and tested after an interval of not more than 10 Years or change of tenance	7

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upply Characteristics and					Supply protective
Earthing arrangements	Number and Type of			oly Parameters	device characteristics
TN-S N/A	1-Phase	d.c. N/A	▼ Voltage, U/Uo ⁽¹⁾	) 230 V	BS(EN)
TN-C-S ✓	(2 wire) N/A	Pole N/A	Nominal	50 U-1	1361 Fuse HBC
TN-C N/A	1-Phase (3 wire)	3 N/A	frequency,f ⁽¹⁾	50 Hz	
TT N/A	2-Phase	Other N/A	Prospective fault current,lpf	(2) 1.77 kA	Туре
IT N/A	3-Phase		Milaa wanin Kalifala	52 -1	2
Nternative source	(3 wire)		External loop impedance, Ze	(2) 0.13 Ω	Nominal
f supply ( to be detailed N/A n attached sheet )	3-Phase N/A (4-wire)		(Note: (1) by enquir by measurement)	ry, (2) by enquiry or:	current rating 100 A
articulars of Installation Re		ertificate 🥏		Method of fault p	rotection
Means of Earthing	Maximum Demand Maximum demand (load)	40	Amps	ADS	
Distributor's facility	D and the D	etails of Installa	tion Earth Electrode (w	vhere applicable)	The state of the s
	Type (eg rod(s), tape etc)		Location		Electrode resistance, to earth
Installation N/A	N/A	N/A			N/A Ω
	Annual Control of the	lain Protective (		Continuity and Conn	ection Check
Earthing Conductor	Material Copper	Direction of the second contract of the secon	sa 16 mm²		Control of the contro
Main Equipotential bonding conductors	Material Copper	\$i V.	sa 10 mm²	Continuity and Conn	ection Check
	Gas service N/A	Oil sen	rice N/A	Structural Steel	N/A Other N/A
beautiful and amount	N	Main switch or	circuit breaker		
Type BS(EN) 60947-3	No.	of poles	2 Curre	nt rating 100 A	Voltage rating 230
Location ABOVE MAIN [	DOOR	Assessment of the control of the con	Fuse	rating 100 A	T
RCD operating N/A ma	RCD operating N/A time at, I∆n	ms			nnd is used as a main circuit-bre
omments on Existing Inst					
Where appropriate comments on		to be found on	age(s) None	A CONTRACT OF THE PROPERTY OF	maka a salah da salah
chedules [note 2]					

Method	of protection against electric shock	Prevent	tion of mutual detrimental influence
Both ba	sic and fault protection	<b>✓</b>	(a) Proximity of rion-electrical services and other influences
<b>√</b>	(i) SELV	N/A	(b) Segregation of Band I and Band II circuits or use of Band II insulation
N/A	(ii) PELV	<b>√</b>	(c) Segregation of safety circuits
N/A	(iii) Double insulation	Identific	sation
√ Basic Pi	(iv) Reinforced insulation rotection	<b>\</b>	(a) Presence of diagrams, instructions, circuit charts and similar information
<b>√</b>	(i) Insulation of live parts	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	(b) Presence of danger notices and other warning notices
	(I) Partiero or postorusco	y money de secreta.	
<u></u>	(ii) Barriers or enclosures		(c) Labelling of protective devices, switches and terminals
N/A	(iii) Obstacles	heal-sithatian	(d) Identification of conductors
N/A	(iv) Placing out of reach	Cables	and conductors
	otection natic disconnection of supply		Selection of conductors for current-carrying capacity and voltage drop
<b>/</b>	Presence of earthing conductor	<b>\</b>	Erection methods
<b>/</b>	Presence of circuit protective conductors	<b>/</b>	Routing of cables in prescribed zones
<b>/</b>	Presence of protective bonding conductors	<b>~</b>	Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise protected
<b>/</b>	Presence of supplementary bonding conductors		against nails, screws and the like  Additional protection provided by 30mA RCD for cables
<b>V</b> .	Presence of earthing arrangements for combined protective and functional purposes		concealed in walls (where required, in premises not under the supervision of a skilled or instructed person)
<b>/</b> ].	Presence of adequate arrangements for alternate source(s), where applicable	<b>✓</b>	Connection of conductors
N/A	FELV		Presence of fire barriers, suitable seals and protection against thermal effects
<b>✓</b>	Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection)	General	
ii) Non-	conducting location	i V	Presence and correct location of appropriate devices for isolation and switching
N/A	Absence of protective conductors		Adequacy of access to switchgear and other equipment
lii) Earti	n-free local equipotential bonding		A property of the control of the con
N/A	Presence of earth-free local equipotential bonding		Particular protective measures for special installations and locations
iv) Elec	trical Separation		Connection of single pole devices for protection or switching in line conductors only
N/A	Provided for one item of current-using equipment	<b>✓</b>	Correct connection of accessories and equipment
✓	Provided for more than one item of current-using equipment	N/A	Presence of undervoltage protective devices
Addition	al protection	IWA	The state of the s
<b>/</b>	Presence of residual current device(s)	<b>'</b>	Selection of equipment and protective measures appropriate to external influences
<b>√</b>	Presence of supplementary bonding conductors	<b>/</b>	Selection of appropriate functional switching devices

#### Notes:

- ✓ to indicate an inspection has been carried out and the result is satisfactory.
- x to indicate an inspection has been carried out and the result is not satisfactory (applicable for a periodic inspection only)

N/A to indicate the inspection is not applicable to a particular item

- SELV an extra-low voltage system which is electrically separated from Earth and from other systems in such a way that a single fault cannot give rise to the risk of electric shock. The particular requirements of the Regulations must be checked (see Section 414)
- Double or reinforced insulation. Not suitable for domestic or similar installations if it is the sole protective measure (see 412.1.3)
- 3. Basic protection will include measurement of distances where appropriate
- 4. Obstacles only adopted in special circumstances (see 417.2)

- Placing out of reach only adopted in special circumstances (see 417.3)
- Non-conducting locations and Earth-free local equipotential bonding - these are not recognised for general application. May only be used where the installation is controlled/under the supervision of skilled or instructed persons (see Section 418)
- 7. Electrical separation the particular requirements of the Regulations must be checked. If a single item of current-using equipment is supplied from a single source, see Section 413. If more than one item of current-using equipment is supplied from a single source then the installation must be controlled/under the supervision of skilled or instructed persons, see also Regulation 418.3

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SPARE   ROD Module (SNE Board)   R. C. 10 2.30   B 2.5 (1.5 N/A N/A N/A 0.05 N/A N/A 0.05 N/A N/A 0.05 N/A N/A 0.06 N/A N/A N/A 0.06 N/A N/A N/A 0.06 N/A N/A N/A 0.06 N/A N/A N/A N/A 0.06 N/A	8/S WC FAN HEATER				1		2.5		A/A	A/A	A/N	90.0	A/N	N/A	666	666	>	0.21	8	5	>	ž
RCD Module (Spit Beard)   RCD Module (Spit	9/S SPARE						,			,	,			,	1			1			ı	
Note Hater   Cobbs MCB   B   20   10   230   B   25   15   N/A   N/A   0.05   N/A   N/A   0.05   N/A   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.05   0.	10/S RCD Module (Split Board)																					2
Water Heater   60888 MCB   B   32   10   144   B   6   2.5   N/A   N/A   N/A   N/A   0.05   N/A   N/A   0.05   N/A   N/A   0.05   0.05   34   19   ✓	11/S ROOM HEATER	-		-	1	L	2.5		A/A	A/A	N/A	0.17	A/A	Ψ/N	666	666	>	0.30	34	6	>	2
Light   Ligh	12/S Water HEATER				ì		ဖ		A/N	A/A	A/A	0.05	N/A	Ψ.X	666	666	>	0.20	34	5	>	ž
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This safety certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed and inspected in accordance with British Standard 7671:2008 (as amended) (The IET Wiring Regulations).

You should have received an 'original' Certificate and the contractor 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 British Standard 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 and any schedules are included in the project health and safety documentation.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a competent person. 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 the inspection of an existing electrical installation. An "Electrical Installation Conditioning Report" should be issued for such an inspection.

#### Notes for Schedules of Inspections

- 1. SELV An extra-low voltage system which is electrically separated from Earth and from other systems. The particular requirements of the Regulations must be checked (see Regulations 414.4).
- 2. Method of protection against direct contact will include measurement of distances where appropriate.
- 3. Obstacles only adopted in special circumstances (see Regulations 417.2).
- 4. Placing out of reach only adopted in special circumstances (see Regulations 417.3).
- 5. Use of Class II equipment infrequently adopted and only when the installation is to be supervised (see Regulations 412.2).
- 6. Non-conducting locations not applicable in domestic premises and requiring special precautions (see Regulations 418.1).
- 7. Earth-free local equipotential bonding not applicable in domestic premises, only used in special circumstances (see Regulations 418.2).
- 8. Electrical separation (see Regulations 418.3).

These notes are based on those seen in Appendix 6 BS 7671:2008 (as amended)

#### Notes on Schedule of Test Results

#### Continuity

Where Test Method 1 is used, enter the measured resistance of the phase conductor plus the circuit protective conductor (R1+ R2).

During the continuity testing (Test Method 1) the following polarity checks are to be carried out:

- (a) every fuse and single-pole control and protective device is connected in the phase conductor only
- (b) centre-contact bayonet and Edison screw lampholders have outer contact connected to the neutral conductor
- (c) wiring is correctly connected to socket-outlets and similar accessories

Compliance is to be indicated by a tick in polarity column.

(R1 + R2) need not be recorded if R2 is recorded.

Where Test Method 2 is used, the maximum value of R2 is recorded.

#### Continuity of ring final circuit conductors

A test shall be made to verify the continuity of each conductor including the protective conductor of every ring final circuit.

#### Insulation Resistance

All voltage sensitive devices to be disconnected or test between live conductors (phase and neutral) connected together and earth.

The insulation resistance between live conductors is to be recorded.

All the preceding tests should be carried out before the installation is energized.

#### **Polarity**

A satisfactory polarity test may be indicated by a tick.

#### Earth fault loop impedance Zs

This may be determined either by direct measurement at the furthest point of a live circuit or by adding (R1 + R2) to Ze. Ze is determined by measurement at the origin of the installation or preferably the value declared by the supply company used.

Zs = Ze + (R1 + R2). Zs should be less than the values given in Appendix 2 of the On-Site Guide.

#### **Functional testing**

The operation of RCDs (including RCBOs) shall be tested by simulating a fault condition, independent of any test facility in the device.

Effectiveness of the test button must be confirmed.

## ELECTRICAL INSTALLATION CERTIFICATE [BS 7671:2008 as amended]





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Client/ Address	TANGO PROP	PERTIES LTD, 3RD FLOOI	R SOVEREIGN HOL	JSE, 1 ALBERT	PLACE, London, N	3 1QB	THE STATE OF THE S		A Common and a com
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TN-C	C-s ✓	1-Phase (2 wire)	N/A	2 Pole	N/A	Nominal		BS(EN) 1361 Fuse H	RC
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т.	N/A	2-Phase	N/A	Other	N/A	Prospective fault current,lpf ⁽²⁾	) 1.77 kA	Туре	2.20 (1) 2.20 (2) (2) (2) (2) (2) (2) (2) (2) (2) (2)
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of supply ( to be deta on attached sheet )	ailed N/A	3-Phase (4 wire)	N/A			(Note: (1) by enquiry by measurement)	, (2) by enquiry or	current rating	100 A
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Distributor's	7 L								
facility		Type (eg rod(s),	erwa isa wiii	Rails of In	stallation	Earth Electrode (whe Location	iere applicable)	Electrode res	istance, to earth
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			N.	ain Protec	100 700 00000	ductors	· · · · · · · · · · · · · · · · · · ·		
Earthing Conduct	lor	1.11	opper		csa	16 mm²	Continuity and Co	nnection Check	<b>/</b>
Main Equipotentia			opper		csa	10 mm²	Continuity and Co	nnection Check	<b>\</b>
Water service	7	Gas service	N/A	0	il service	N/A	Structural Steel	N/A	Other N/A
			M	ain switc	h or cir	cuit breaker			
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hedule	of Inspections		
Method o	f protection against electric shock	Prevent	ion of mutual detrimental influence
Both bas	ic and fault protection (i) SELV		(a) Proximity of non-electrical services and other influences
N/A	(ii) PELV	N/A	(b) Segregation of Band I and Band II circuits or use of Band II insulation
. <u></u>		✓	(c) Segregation of safety circuits
N/A	(iii) Double insulation	Identific	ation
✓	(iv) Reinforced insulation		(a) Presence of diagrams, instructions, circuit charts
Basic Pr	otection		and similar information
<b>✓</b>	(i) Insulation of live parts	/	(b) Presence of danger notices and other warning notices
<b>✓</b>	(ii) Barriers or enclosures	And a section of the sec	(c) Labelling of protective devices, switches and terminals
N/A	(iii) Obstacles	**************************************	(d) Identification of conductors
N/A	(iv) Placing out of reach	Cables	and conductors
ault pro	tection atic disconnection of supply		Selection of conductors for current-carrying capacity and voltage drop
✓	Presence of earthing conductor	( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )	Erection methods
<b>V</b>	Presence of circuit protective conductors	7	Routing of cables in prescribed zones
<b>/</b>	Presence of protective bonding conductors	<b>1</b>	Cables incorporating earthed armour or sheath, or run withir an earthed wiring system, or otherwise protected against nalls, screws and the like
✓	Presence of supplementary bonding conductors		Additional protection provided by 30mA RCD for cables
<b>✓</b>	Presence of earthing arrangements for combined protective and functional purposes	<b>/</b>	concealed in walls (where required; in premises not under the supervision of a skilled or instructed person)
<b>V</b>	Presence of adequate arrangements for alternate source(s), where applicable	1	Connection of conductors
N/A	FELV	<b> </b>	Presence of fire barriers, sulfable seals and protection against thermal effects
✓	Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection)	General	The second secon
ii) Non-c	onducting location	<b>/</b>	Presence and correct location of appropriate devices for isolation and switching.
N/A	Absence of protective conductors		A CONTRACTOR OF THE CONTRACTOR
iii) Earth	-free local equipotential bonding		Adequacy of access to switchgear and other equipment
N/A	Presence of earth-free local equipotential bonding	<b> </b>	Particular protective measures for special installations and locations
iv) Elect	rical Separation	<b>I</b>	Connection of single pale devices for protection or switching in line conductors only
N/A	Provided for one item of current-using equipment	7	switching in line conductors only  Correct connection of accessories and equipment
V	Provided for more than one item of current-using equipment	N/A	Presence of undervoltage profective devices
Addition	al protection	A CONTRACT	Selection of equipment and protective measures
<b>/</b>	Presence of residual current device(s)	<b>~</b>	appropriate to external influences
<b>/</b>	Presence of supplementary bonding conductors	<b>✓</b>	Selection of appropriate functional switching devices

#### Notes:

- ✓ to indicate an inspection has been carried out and the result is satisfactory
- x to indicate an inspection has been carried out and the result is not satisfactory (applicable for a periodic inspection only)

N/A to indicate the inspection is not applicable to a particular item

- SELV an extra-low voltage system which is electrically separated from Earth and from other systems in such a way that a single fault cannot give rise to the risk of electric shock. The particular requirements of the Regulations must be checked (see Section 414)
- Double or reinforced insulation. Not suitable for domestic or similar installations if it is the sole protective measure (see 412.1.3)
- 3. Basic protection will include measurement of distances where appropriate
- Obstacles only adopted in special circumstances (see 417.2)

- 5. Placing out of reach only adopted in special circumstances (see 417.3)
- Non-conducting locations and Earth-free local equipotential bonding - these are not recognised for general application. May only be used where the installation is controlled/under the supervision of skilled or instructed persons (see Section 418)
- 7. Electrical separation the particular requirements of the Regulations must be checked. If a single item of current-using equipment is supplied from a single source, see Section 413. If more than one item of current-using equipment is supplied from a single source then the installation must be controlled/under the supervision of skilled or instructed persons, see also Regulation 418.3

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uits and/or ir	zs at DB N/A stalled equipmer	Ci Ci			Phase	sedner	၂၄၉ လ	imed (r esting	Phase sequence confirmed (where appropriate)	sropriate)	> "		Correct s	o didding	Correct supply polarity confirmed	nfirmed	<b>&gt;</b>				
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	Overcurrent Devices	Devic	8	yd bet (lenoitd	174	Conductor	( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )	2.8	Ring final circuit continuity (D)	18	C At least o	Continuity least one column completed)	is in	<u>R</u>	Insulation Resistance	10 10 W			RCD		
Circuit Num	BS(EK)	9qyT A ni gnisA	The control of the co	Capacity KA Max Za permit BS7671 \( 0 \)	Reference	Maria Service	o M M	******** <b>*</b>	7. (neutral)	¹ 2 (cpc)	(R;+Rz)*	È q	<u>2</u>	әмт/ өмт ु	Live / Earth	Vihelo 4	3 beruseeM Sbegmi good D 83	4 (and and and and and and and and and and		nottud isəT nottaladə	Remarks see continus
1/S ELECTRIC SHOWER	60898 MCB	В 4	40 10	0 1.15	8	ဖ	2.5	A/N	A/A	A/N	0.03	A/N	A/N	666	666	`	0.15	A/N	N/A	>	2
2/S OVEN	60898 MCB	8	32 10	1.44	8	9	2.5	A/N	N/A	A/N	0.11	A/N	N/A	666	666	>	0.24	A/N	N/A	>	2
3/S FRIDGE	60898 MCB	B 2	20 10	0 2.30	8	2.5	1.5	A/A	A/N	N/A	0.20	A/N	N/A	666	666	>	0.34	A/N	A/A	>	2
4/S BELL	60898 MCB	В В	9 10	0 7.67	m	1.5	-	A/N	A/A	A/A	0.03	N/A	N/A	666	666	>	0.16	A/N	A/N	>	2
5/S RCD Module (Split Board)													ï		<u>.</u>	'					2
6/S WC WATER HEATER	60898 MCB	е В	32 10	1.44	m	9	2.5	Ą,	A/A	N/A	0.14	N/A	N/A	666	666	>	0.27	35	ξ	>	2
7/S SOCKETS	60898 MCB	8	32 10	1.44	8	2.5	1.5	0.21	0.22	0.44	0.16	N/A	>	666	666	>	0.29	35	5	`	Š
8/S WC FAN HEATER	60898 MCB	B 2	20 10	0 2.30	В	2.5	z.	δ/X	A/A	A/N	0.15	A/A	A/N	666	666	>	0.28	35	5	>	2
9/S SPARE			'	'	,		'			,	,	,	'	,	i	,	,	<u>'</u>	,	1	1
10/S RCD Module (Split Board)													,								8
11/S ROOM HEATER	60898 MCB	8	20 10	0 2.30	8	2.5	č.	A/N	N/A	A/N	0.29	N/A	N/A	666	666	>	0.43	37	5	>	8
12/S Water HEATER	60898 MCB	8	32 10	10 1.44	m m	9	2.5	A/N	A/N	N/A	0.19	N/A	A/N	666	666	>	0.33	37	15	>	Š
13/S LightS	60898 MCB	<u> </u>	9	10 7.67	В	1.5	-	A/N	A/N	A/A	0.24	N/A	A/A	666	866	>	0.35	37	5	>	2
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TESTED BY Name Nilay Patel	And the second s	New York Company	and the state of t	200 A	The second secon			Section of the sectio	and the state of t		Markey or or contract the state of the state	- Com	A CONTRACTOR OF THE STATE OF TH		SELECTION STATE OF SE	SCHOOL SECTIONS	Č	Date 28/	28/06/2016		100
Copyright © Amtech Group Ltd 2013, FastTest [17th Edition	7th Edition																	TAX VALUE			Page 4 of 4

This safety certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed and inspected in accordance with British Standard 7671:2008 (as amended) (The IET Wiring Regulations).

You should have received an 'original' Certificate and the contractor 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 British Standard 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 and any schedules are included in the project health and safety documentation.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a competent person. 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 the inspection of an existing electrical installation. An "Electrical Installation Conditioning Report" should be issued for such an inspection.

#### Notes for Schedules of Inspections

- 1. SELV An extra-low voltage system which is electrically separated from Earth and from other systems. The particular requirements of the Regulations must be checked (see Regulations 414.4).
- 2. Method of protection against direct contact will include measurement of distances where appropriate.
- 3. Obstacles only adopted in special circumstances (see Regulations 417.2).
- 4. Placing out of reach only adopted in special circumstances (see Regulations 417.3).
- 5. Use of Class II equipment infrequently adopted and only when the installation is to be supervised (see Regulations 412.2).
- 6. Non-conducting locations not applicable in domestic premises and requiring special precautions (see Regulations 418.1).
- 7. Earth-free local equipotential bonding not applicable in domestic premises, only used in special circumstances (see Regulations 418.2).
- 8. Electrical separation (see Regulations 418.3).

These notes are based on those seen in Appendix 6 BS 7671:2008 (as amended)

#### Notes on Schedule of Test Results

#### Continuity

Where Test Method 1 is used, enter the measured resistance of the phase conductor plus the circuit protective conductor (R1+ R2).

During the continuity testing (Test Method 1) the following polarity checks are to be carried out:

- (a) every fuse and single-pole control and protective device is connected in the phase conductor only
- (b) centre-contact bayonet and Edison screw lampholders have outer contact connected to the neutral conductor
- (c) wiring is correctly connected to socket-outlets and similar accessories

Compliance is to be indicated by a tick in polarity column.

(R1 + R2) need not be recorded if R2 is recorded.

Where Test Method 2 is used, the maximum value of R2 is recorded.

#### Continuity of ring final circuit conductors

A test shall be made to verify the continuity of each conductor including the protective conductor of every ring final circuit.

#### Insulation Resistance

All voltage sensitive devices to be disconnected or test between live conductors (phase and neutral) connected together and earth.

The insulation resistance between live conductors is to be recorded.

All the preceding tests should be carried out before the installation is energized.

#### **Polarity**

A satisfactory polarity test may be indicated by a tick.

#### Earth fault loop impedance Zs

This may be determined either by direct measurement at the furthest point of a live circuit or by adding (R1 + R2) to Ze. Ze is determined by measurement at the origin of the installation or preferably the value declared by the supply company used.

Zs = Ze + (R1 + R2). Zs should be less than the values given in Appendix 2 of the On-Site Guide.

#### **Functional testing**

The operation of RCDs (including RCBOs) shall be tested by simulating a fault condition, independent of any test facility in the device.

Effectiveness of the test button must be confirmed.

8.0 APPENDIX D – Electrical meters for each flat



9.0 APPENDIX E – Street numbering

# London Borough of Barnet Development and Regulatory Services Building Control, Structures & Street Naming And Numbering Barnet House, 1255 High Road, London, N20 0EJ

Mr Neel Khiroya Contact: Adam Glen Sovereign House Tel: 0208 359 4500

1 Albert Place Email: street.naming@barnet.gov.uk

London Date: 12/09/16
N3 1QB Our Ref: NUM/16/0128

Dear Sir/Madam

LONDON BUILDING ACTS (AMENDMENT) ACT 1939 - Part II LONDON GOVERNMENT ACT 1963 - SECTION 43 LOCAL GOVERNMENT ACT 1985 SCHEDULE 8, 14(1) NAMING OF STREETS & NAMING AND NUMBERING OF PROPERTIES

Location: Site At 78 Crewys Road London NW2 2AD

Using powers delegated to the Director of Environment, Planning & Regeneration by the Council of the London Borough of Barnet, the following decision was made on 08.08.2016:

that following the conversion of single terraced house to create a HMO containing 6no. rooms, they shall be postally addressed as:

#### Flats 1-6, 78 Crewys Road, London, NW2 2AD

The flats shall be numbered clockwise to each floor starting with the flat with the lowest number being the first on the left from the main entrance.

The properties and flats shall be numbered as specified in the enclosed street numbering schedule.

The Royal Mail have confirmed the postcodes for the new development and added them to their system. However, they do not make this information live until they are informed that properties are occupied/able to receive mail. You can do this by either calling Royal Mail on 08456 011110 Automated System: Option 3: Option 1 or by emailing Royal Mail addressmaintenance@royalmail.com

It is a requirement that every property must display clear signage, that is obvious and legible from the street to which it is addressed. This must include the number of the building where allocated as well as any officially allocated building name as per the decision above. This requirement is clearly in the best interests of the property owner and/or occupier as well as the postal and emergency services. I trust that I can obtain your help and co-operation in ensuring that this is carried out.

If there are any further matters on which you think I may be able to assist please do not hesitate in contacting me.

Yours faithfully



Adam Glen