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

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.

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**.

- 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.

5.0 APPENDIX A - Energy (SAP EPC) Assessments

Energy Performance Certificate

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

Dwelling type: Ground-floor flat
Date of assessment: 21 June 2016
Date of certificate: 28 June 2016

Reference number: 0448-2859-7367-9626-3525
Type of assessment: RdSAP, existing dwelling
Total floor area: 14 m²

Use this document to:

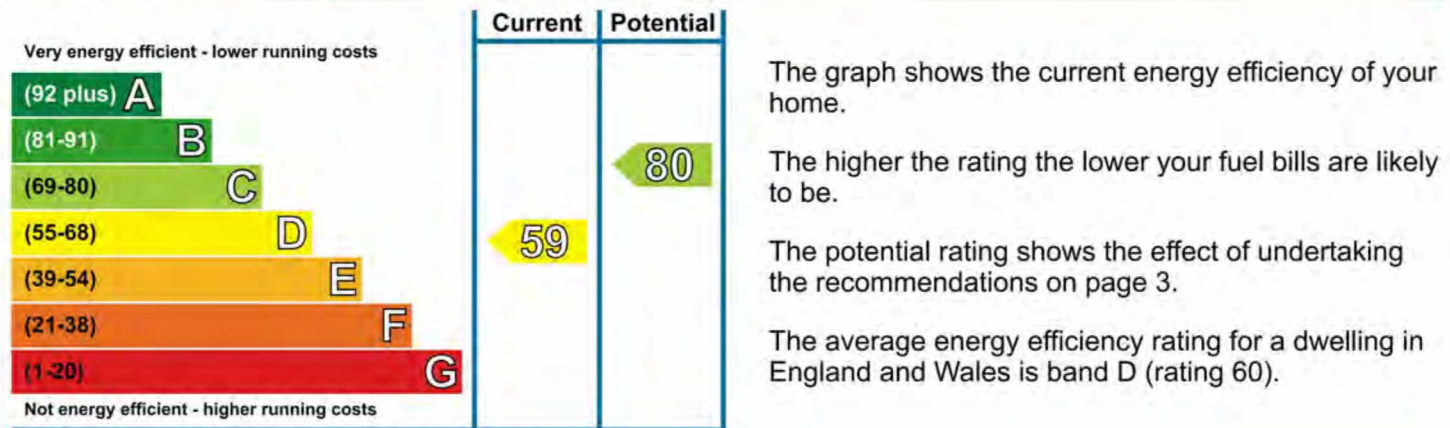
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| 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 | |
| Hot Water | £ 375 over 3 years | £ 324 over 3 years | |
| Totals | £ 1,308 | £ 627 | |

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



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 |  |
| 3 High heat retention storage heaters | £400 - £600 | £ 93 |  |

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 | ★ ☆ ☆ ☆ ☆ |
| 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.



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 |  |
| Floor insulation (suspended floor) | £800 - £1,200 | £ 50 | C75 |  |
| High heat retention storage heaters | £400 - £600 | £ 31 | C77 |  |
| Heat recovery system for mixer showers | £585 - £725 | £ 30 | C80 |  |

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.

Directgov
 Public services all in one place

| 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-authorized 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.

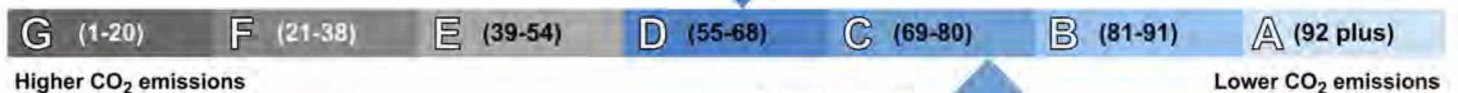
About the impact of buildings on the environment

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.

Current rating **63**



Potential rating **79**

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
Date of assessment: 21 June 2016
Date of certificate: 28 June 2016

Reference number: 0849-2859-7367-9626-9555
Type of assessment: RdSAP, existing dwelling
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

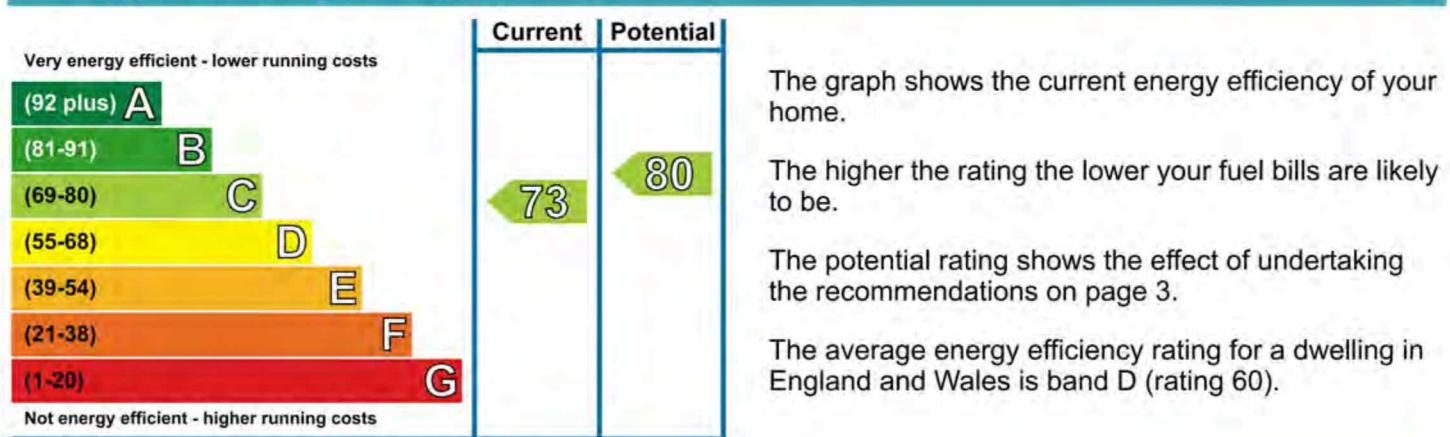
| | |
|--|--------------|
| Estimated energy costs of dwelling for 3 years: | £ 831 |
| Over 3 years you could save | £ 207 |

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 | |
| Hot Water | £ 375 over 3 years | £ 324 over 3 years | |
| Totals | £ 831 | £ 624 | |

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



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 |  |
| 2 High heat retention storage heaters | £400 - £600 | £ 87 |  |
| 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 | 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: 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

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.

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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 |  |
| High heat retention storage heaters | £400 - £600 | £ 29 |  C77 |  |
| Heat recovery system for mixer showers | £585 - £725 | £ 30 |  C80 |  |

Alternative measures

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

- Air or ground source heat pump

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-authorized 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:

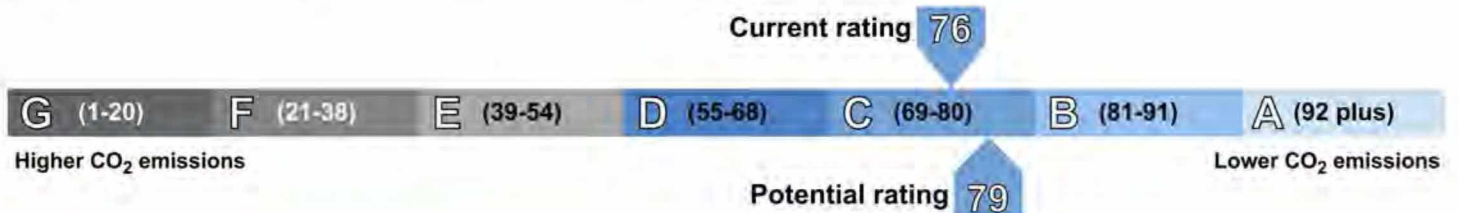
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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 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 Crews Road, LONDON, NW2 2AD

Dwelling type: Ground-floor flat
Date of assessment: 21 June 2016
Date of certificate: 28 June 2016

Reference number: 2198-7035-7286-4656-6940
Type of assessment: RdSAP, existing dwelling
Total floor area: 17 m²

Use this document to:

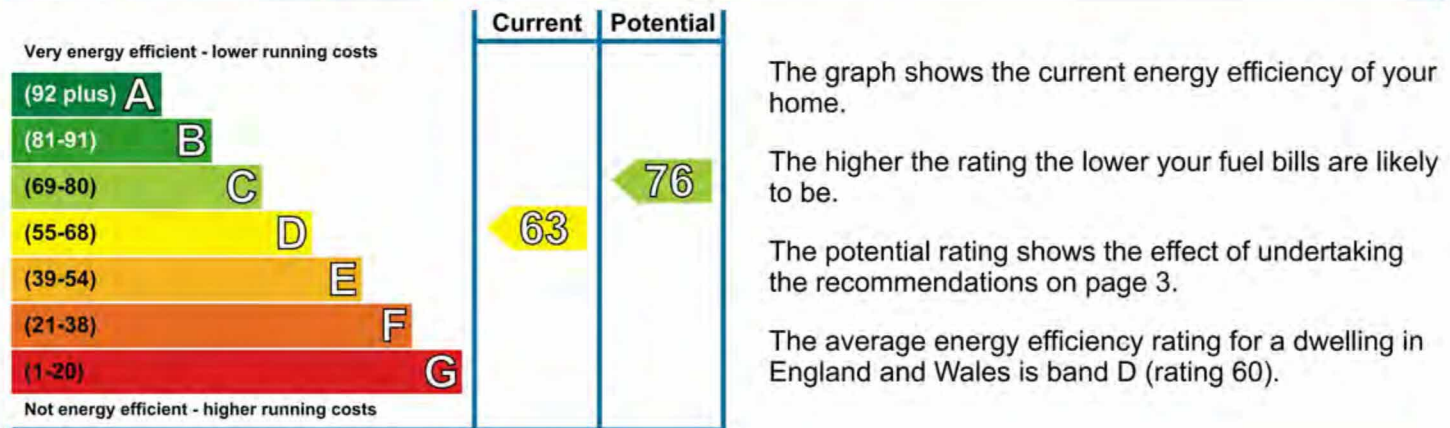
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 1,230 |
| 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 | |
| Hot Water | £ 375 over 3 years | £ 327 over 3 years | |
| Totals | £ 1,230 | £ 816 | |

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



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 |  |
| 2 High heat retention storage heaters | £400 - £600 | £ 234 |  |
| 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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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 | £ 30 |  |  |
| High heat retention storage heaters | £400 - £600 | £ 78 |  |  |
| Heat recovery system for mixer showers | £585 - £725 | £ 31 |  |  |

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.

Directgov
 Public services all in one place

| 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:

No related party

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

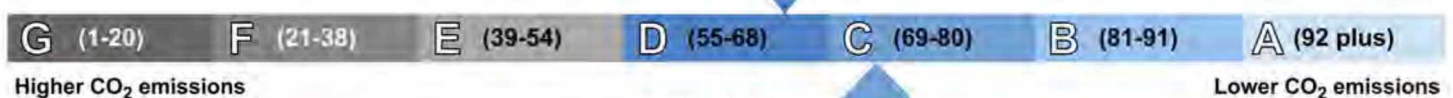
About the impact of buildings on the environment

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 1.4 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.

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.

Current rating 67



Potential rating 70

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 Crews Road, LONDON, NW2 2AD

Dwelling type: Top-floor flat
Date of assessment: 21 June 2016
Date of certificate: 28 June 2016

Reference number: 2898-1045-7206-4656-6904
Type of assessment: RdSAP, existing dwelling
Total floor area: 13 m²

Use this document to:

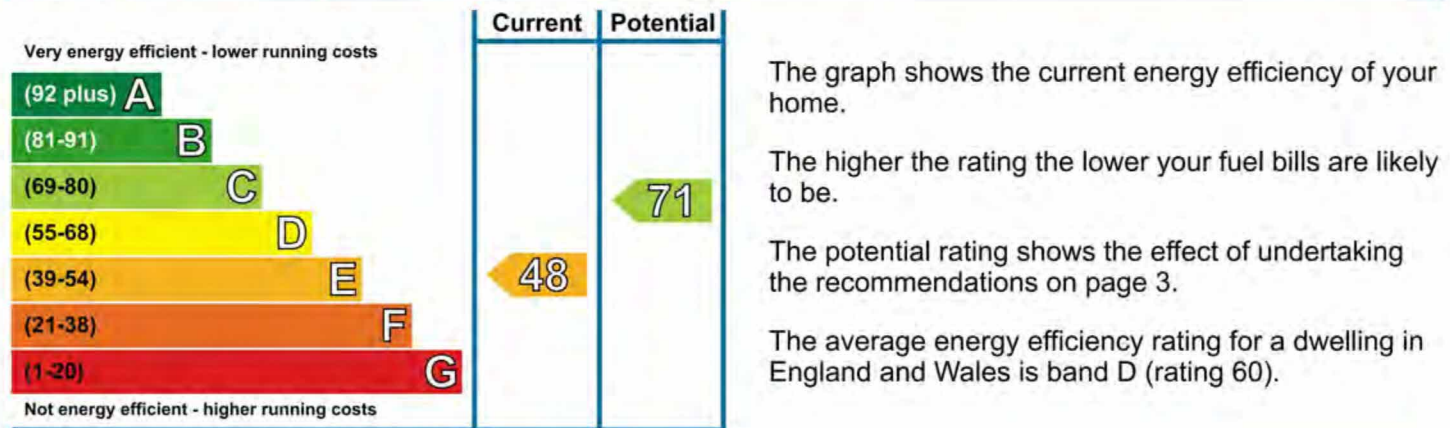
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| 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 | |
| Hot Water | £ 375 over 3 years | £ 324 over 3 years | |
| Totals | £ 1,626 | £ 927 | |

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



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 | £ 279 |  |
| 2 High heat retention storage heaters | £400 - £600 | £ 330 |  |
| 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) | — |
| 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**.



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 |  |
| High heat retention storage heaters | £400 - £600 | £ 110 | D68 |  |
| Heat recovery system for mixer showers | £585 - £725 | £ 30 | C71 |  |

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-authorized 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.

Current rating 54



Potential rating 62

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 Crews Road, LONDON, NW2 2AD

Dwelling type: Top-floor flat
Date of assessment: 21 June 2016
Date of certificate: 28 June 2016

Reference number: 2998-2045-7206-4556-6920
Type of assessment: RdSAP, existing dwelling
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 | |
| Hot Water | £ 375 over 3 years | £ 324 over 3 years | |
| Totals | £ 1,374 | £ 903 | |

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

| | Current | Potential |
|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | 57 | 72 |




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 | £ 66 |  |
| 2 High heat retention storage heaters | £400 - £600 | £ 312 |  |
| 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) | — |
| 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.



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 |  |  |
| High heat retention storage heaters | £400 - £600 | £ 104 |  |  |
| Heat recovery system for mixer showers | £585 - £725 | £ 30 |  |  |

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-authorized 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:

No related party

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 Crews Road, LONDON, NW2 2AD

Dwelling type: Top-floor flat
Date of assessment: 21 June 2016
Date of certificate: 28 June 2016

Reference number: 8206-7626-4390-8529-5922
Type of assessment: RdSAP, existing dwelling
Total floor area: 12 m²

Use this document to:

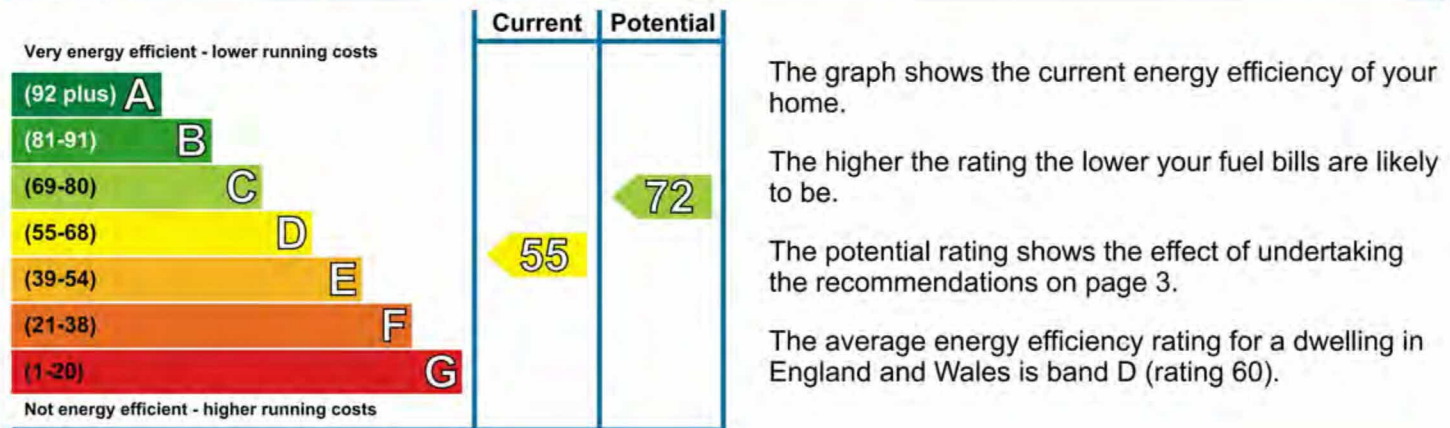
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| 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 | |
| Hot Water | £ 375 over 3 years | £ 324 over 3 years | |
| Totals | £ 1,401 | £ 855 | |

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



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 | £ 180 |  |
| 2 High heat retention storage heaters | £400 - £600 | £ 276 |  |
| 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) | — |
| 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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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 |  |
| High heat retention storage heaters | £400 - £600 | £ 92 | C70 |  |
| Heat recovery system for mixer showers | £585 - £725 | £ 30 | C72 |  |

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.

Directgov
 Public services all in one place

| Green Deal package | Typical annual savings |
|--------------------------------------|------------------------------|
| Internal or external wall insulation | Total savings of £161 |
| High heat retention storage heaters | |
| 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

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-authorized 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 0.3 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

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English | [Cymraeg](#)

[< Back](#)

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

▶ [What does my property information mean?](#)

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English | [Cymraeg](#)

[< Back](#)

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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Previous Council Tax bands for

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

Council Tax band

With effect from

[A](#)

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

[A](#)

26 May 2016

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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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Previous Council Tax bands for

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

Council Tax band

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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]

00000011 - Master



Details of the Client

Client/Address: TANGO PROPERTIES LTD, 3RD FLOOR SOVEREIGN HOUSE, 1 ALBERT PLACE, London, N3 1QB

Installation Address

Installation/Address: FLAT 1 78 CREWYS ROAD, GOLDERS GREEN, NW2 2AD

Description and Extent of the Installation

Description of Installation: NEW INSTALLATION
Extent of the installation covered by this certificate: ALL LIGHTING AND POWER CIRCUITS SUPPLIED BY A 12 WAY CONTACTUM DISTRIBUTION BOARD.

New Installation
Addition to an existing installation N/A
Alteration to an existing installation N/A

For Design

We, being the person(s) responsible for the design of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the design hereby CERTIFY that the design work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 as amended to

July 2011 except for the departures, if any detailed as follows:

Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None

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

For the Designer 1
Signature: [Redacted] Designer 1
For the Designer 2**
Signature: [Redacted] Designer 2**

For Construction

We, being the person(s) responsible for the construction of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the construction hereby CERTIFY that the construction work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 as amended to

July 2011 except for the departures, if any detailed as follows:

Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None

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

For the Constructor
Signature: [Redacted] Nandra Halai Constructor

For Inspection

We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the inspection and testing hereby CERTIFY that the work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 as amended to

July 2011 except for the departures, if any detailed as follows:

Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None

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

For the Inspector
Signature: [Redacted] Nandra Halai Inspector

Next Inspection

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

Particulars of the Signatories to the Electrical Installation Certificate

| | | | | |
|--|---|---------|--|---------------|
| DESIGNER (No 1) | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Tel | 0208 204 7774 |
| | | | Branch No.(If Applicable) | 1 |
| DESIGNER (No 2) (if applicable) | | Company | | |
| Address | | | Branch No.(If Applicable) | |
| | | | Tel | |
| CONSTRUCTOR | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Tel | 0208 204 7774 |
| | | | Branch No.(If Applicable) | 1 |
| INSPECTOR | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Tel | 0208 204 7774 |
| | | | Branch No.(If Applicable) | 1 |

Supply Characteristics and Earthing Arrangements

| Earthing arrangements | | Number and Type of Live Conductors | | | | Nature of Supply Parameters | | Supply protective device characteristics | |
|---|-------------------------------------|------------------------------------|-------------------------------------|--------|-----|---|---------|--|--|
| TN-S | N/A | a.c. | <input checked="" type="checkbox"/> | d.c. | N/A | Nominal Voltage, U/U _o ⁽¹⁾ | 230 V | BS(EN) | |
| TN-C-S | <input checked="" type="checkbox"/> | 1-Phase (2 wire) | N/A | 2 Pole | N/A | Nominal frequency, f ⁽¹⁾ | 50 Hz | 1361 Fuse HBC | |
| TN-C | N/A | 1-Phase (3 wire) | <input checked="" type="checkbox"/> | 3 Pole | N/A | Prospective fault current, I _{pf} ⁽²⁾ | 1.64 kA | Type | |
| TT | N/A | 2-Phase (3 wire) | N/A | Other | N/A | External loop impedance, Z _e ⁽²⁾ | 0.14 Ω | 2 | |
| IT | N/A | 3-Phase (3 wire) | N/A | | | (Note: (1) by enquiry, (2) by enquiry or by measurement) | | | |
| Alternative source of supply (to be detailed on attached sheet) | N/A | 3-Phase (4 wire) | N/A | | | Nominal current rating | 100 A | | |

Particulars of Installation Referred To in the Certificate

| | | | | | | | | | |
|--|---|--|----------------------------|--|---------------------------------|-------------------------------------|-------|-------|-----|
| Means of Earthing | Maximum Demand | | Method of fault protection | | | | | | |
| | Distributor's facility | Maximum demand (load) | 40 Amps | ADS | | | | | |
| Installation earth electrode | Details of Installation Earth Electrode (where applicable) | | | | | | | | |
| | Type (eg rod(s), tape etc) | Location | | Electrode resistance, to earth | | | | | |
| N/A | N/A | N/A | N/A | N/A Ω | | | | | |
| Main Protective Conductors | | | | | | | | | |
| Earthing Conductor | Material | Copper | csa | 16 mm ² | Continuity and Connection Check | <input checked="" type="checkbox"/> | | | |
| Main Equipotential bonding conductors | Material | Copper | csa | 10 mm ² | Continuity and Connection Check | <input checked="" type="checkbox"/> | | | |
| Water service | <input checked="" type="checkbox"/> | Gas service | N/A | Oil service | N/A | Structural Steel | N/A | Other | N/A |
| Main switch or circuit breaker | | | | | | | | | |
| Type BS(EN) | 60947-3 | No. of poles | 2 | Current rating | 100 A | Voltage rating | 230 A | | |
| Location | ABOVE MAIN DOOR | | | Fuse rating | 100 A | | | | |
| RCD operating current, I _{Δn} | N/A mA | RCD operating time at, I _{Δn} | N/A ms | (applicable only where an RCD is suitable and is used as a main circuit-breaker) | | | | | |

Comments on Existing Installation

Where appropriate comments on the existing installation are to be found on page(s) None

Schedules [note 2]

Schedules of additional records are included on pages

N/A

Schedule of Inspections

| | | | |
|---|---|---|--|
| Method of protection against electric shock | | Prevention of mutual detrimental influence | |
| Both basic and fault protection | | <input checked="" type="checkbox"/> | (a) Proximity of non-electrical services and other influences |
| <input checked="" type="checkbox"/> | (i) SELV | <input type="checkbox"/> | (b) Segregation of Band I and Band II circuits or use of Band II insulation |
| <input type="checkbox"/> | (ii) PELV | <input checked="" type="checkbox"/> | (c) Segregation of safety circuits |
| <input type="checkbox"/> | (iii) Double insulation | Identification | |
| <input checked="" type="checkbox"/> | (iv) Reinforced insulation | <input checked="" type="checkbox"/> | (a) Presence of diagrams, instructions, circuit charts and similar information |
| Basic Protection | | <input checked="" type="checkbox"/> | (b) Presence of danger notices and other warning notices |
| <input checked="" type="checkbox"/> | (i) Insulation of live parts | <input checked="" type="checkbox"/> | (c) Labelling of protective devices, switches and terminals |
| <input checked="" type="checkbox"/> | (ii) Barriers or enclosures | <input checked="" type="checkbox"/> | (d) Identification of conductors |
| <input type="checkbox"/> | (iii) Obstacles | Cables and conductors | |
| <input type="checkbox"/> | (iv) Placing out of reach | <input checked="" type="checkbox"/> | Selection of conductors for current-carrying capacity and voltage drop |
| Fault protection | | <input checked="" type="checkbox"/> | Erection methods |
| (i) Automatic disconnection of supply | | <input checked="" type="checkbox"/> | Routing of cables in prescribed zones |
| <input checked="" type="checkbox"/> | Presence of earthing conductor | <input checked="" type="checkbox"/> | Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise protected against nails, screws and the like |
| <input checked="" type="checkbox"/> | Presence of circuit protective conductors | <input checked="" type="checkbox"/> | 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) |
| <input checked="" type="checkbox"/> | Presence of protective bonding conductors | <input checked="" type="checkbox"/> | Connection of conductors |
| <input checked="" type="checkbox"/> | Presence of supplementary bonding conductors | <input checked="" type="checkbox"/> | Presence of fire barriers, suitable seals and protection against thermal effects |
| <input checked="" type="checkbox"/> | Presence of earthing arrangements for combined protective and functional purposes | General | |
| <input checked="" type="checkbox"/> | Presence of adequate arrangements for alternate source(s), where applicable | <input checked="" type="checkbox"/> | Presence and correct location of appropriate devices for isolation and switching |
| <input type="checkbox"/> | FELV | <input checked="" type="checkbox"/> | Adequacy of access to switchgear and other equipment |
| <input checked="" type="checkbox"/> | Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection) | <input checked="" type="checkbox"/> | Particular protective measures for special installations and locations |
| (ii) Non-conducting location | | <input checked="" type="checkbox"/> | Connection of single pole devices for protection or switching in line conductors only |
| <input type="checkbox"/> | Absence of protective conductors | <input checked="" type="checkbox"/> | Correct connection of accessories and equipment |
| (iii) Earth-free local equipotential bonding | | <input type="checkbox"/> | Presence of undervoltage protective devices |
| <input type="checkbox"/> | Presence of earth-free local equipotential bonding | <input checked="" type="checkbox"/> | Selection of equipment and protective measures appropriate to external influences |
| (iv) Electrical Separation | | <input checked="" type="checkbox"/> | Selection of appropriate functional switching devices |
| <input type="checkbox"/> | Provided for one item of current-using equipment | | |
| <input checked="" type="checkbox"/> | Provided for more than one item of current-using equipment | | |
| Additional protection | | | |
| <input checked="" type="checkbox"/> | Presence of residual current device(s) | | |
| <input checked="" type="checkbox"/> | Presence of supplementary bonding conductors | | |

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)
- Basic protection - will include measurement of distances where appropriate
- 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)
- 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

ELECTRICAL INSTALLATION CERTIFICATE

000000011 - Master

Location of Distribution Board: ABOVE MAIN DOOR
 Distribution Board Designation: DB 1
 Supply to distribution board is from: N/A
 Prospective fault current at Distribution Board: N/A
 Zs at DB: N/A
 Phase sequence confirmed (where appropriate):
 Correct supply polarity confirmed:

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

N/A

| Circuit Number & Phase | | Circuit Description | | | | Overcurrent Devices | | | Conductor details | | | Ring final circuit continuity (Ω) | | | Continuity (At least one column must be completed) | | | Insulation Resistance | | Measured Earth Loop Impedance Zs Ω | | RCD | | Remarks |
|------------------------|-------|---------------------|------|-------------|-------------|---|------------------|----------|-------------------|-----------|--------------|-----------------------------------|-------------|------|--|----------------|-----------------|-----------------------|-------------|------------------------------------|-----------------------|-------------|---------|---------|
| Circuit Number | Phase | SS(EN) | Type | Rating in A | Capacity KA | Max Zs permitted by BS7671 Ω (optional) | Reference Method | Live mm² | CPC mm² | r1 (line) | rn (neutral) | r2 (cpc) | (R1 + R2) Ω | R2 Ω | Ring | Live / Live MΩ | Live / Earth MΩ | Polarity | At IΔn (ms) | At SΔn (ms) | Test button operation | Test button | Remarks | |
| | | | | | | | | | | | | | | | | | | | | | | | | 5S(EN) |
| 1/S | | 60898 | MCB | B | 40 | 10 | 1.15 | B | 6 | 2.5 | N/A | N/A | 0.05 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO | | |
| 2/S | | 60898 | MCB | B | 32 | 10 | 1.44 | B | 4 | 1.5 | N/A | N/A | 0.10 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO | | |
| 3/S | | 60898 | MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | 0.14 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO | | |
| 4/S | | 60898 | MCB | B | 6 | 10 | 7.67 | B | 1.5 | 1 | N/A | N/A | 0.02 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO | | |
| 5/S | | | | | | | | | | | | | | | | | | - | | | | NO | | |
| 6/S | | 60898 | MCB | B | 32 | 10 | 1.44 | B | 6 | 2.5 | N/A | N/A | 0.11 | N/A | N/A | 999 | 999 | ✓ | 0.23 | 26 | 15 | ✓ | NO | |
| 7/S | | 60898 | MCB | B | 32 | 10 | 1.44 | B | 2.5 | 1.5 | 0.37 | 0.17 | 0.14 | N/A | ✓ | 999 | 999 | ✓ | 0.29 | 26 | 15 | ✓ | NO | |
| 8/S | | 60898 | MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | 0.09 | N/A | N/A | 999 | 999 | ✓ | 0.24 | 26 | 15 | ✓ | NO | |
| 9/S | | | | | | | | | | | | | | | | | | - | | | | - | | |
| 10/S | | | | | | | | | | | | | | | | | | - | | | | NO | | |
| 11/S | | 60898 | MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | 0.25 | N/A | N/A | 999 | 999 | ✓ | 0.39 | 27 | 10 | ✓ | NO | |
| 12/S | | 60898 | MCB | B | 32 | 10 | 1.44 | B | 6 | 2.5 | N/A | N/A | 0.14 | N/A | N/A | 999 | 999 | ✓ | 0.28 | 27 | 10 | ✓ | NO | |
| 13/S | | 60898 | MCB | B | 6 | 10 | 7.67 | B | 1.5 | 1 | N/A | N/A | 0.19 | N/A | N/A | 999 | 999 | ✓ | 0.33 | 27 | 10 | ✓ | NO | |
| 14/S | | | | | | | | | | | | | | | | | | - | | | | - | | |

| Test Instruments | | Insulation resistance | | Continuity | | Earth Fault loop impedance | | RCD | |
|------------------|--------|-----------------------|----------|------------|----------|----------------------------|----------|----------|----------|
| Functional | Multi- | 06060796 | 06060796 | 06060796 | 06060796 | 06060796 | 06060796 | 06060796 | 06060796 |
| | | | | | | | | | |

ELECTRICAL INSTALLATION CERTIFICATE GUIDANCE NOTES FOR RECIPIENTS

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)

ELECTRICAL INSTALLATION CERTIFICATE GUIDANCE NOTES FOR RECIPIENTS

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.

$Z_s = Z_e + (R1 + R2)$. 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]

000000012 - Master



Details of the Client

Client/Address: TANGO PROPERTIES LTD, 3RD FLOOR SOVEREIGN HOUSE, 1 ALBERT PLACE, London, N3 1QB

Installation Address

Installation/Address: FLAT 2 78 CREWYS ROAD, GOLDERS GREEN, NW2 2AD

Description and Extent of the Installation

| | | | | |
|-----------------------------|--|--|--|--------------------------|
| Description of Installation | NEW INSTALLATION | New Installation | <input checked="" type="checkbox"/> | |
| | Extent of the installation covered by this certificate | ALL LIGHTING AND POWER CIRCUITS SUPPLIED BY A 12 WAY CONTACTUM DISTRIBUTION BOARD. | Alteration to an existing Installation | <input type="checkbox"/> |
| | | Addition to an existing Installation | <input type="checkbox"/> | |
| | | | Alteration to an existing Installation | <input type="checkbox"/> |

For Design

We, being the person(s) responsible for the design of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the design hereby CERTIFY that the design work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 as amended to July 2011 except for the departures, if any detailed as follows:

Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None

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

For the DESIGNER

Signature: [Redacted]

Signature: [Redacted]

For Construction

We, being the person(s) responsible for the construction of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the construction hereby CERTIFY that the construction work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 as amended to July 2011 except for the departures, if any detailed as follows:

Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None

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

For the CONTRACTOR

Signature: [Redacted]

For Inspection

We, being the person(s) responsible for the inspection of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the inspection hereby CERTIFY that the inspection work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 as amended to July 2011 except for the departures, if any detailed as follows:

Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None

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

For the INSPECTOR

Signature: [Redacted]

Next Inspection

Next Inspection Date: [Redacted]

Particulars of the Signatories to the Electrical Installation Certificate

| | | | | |
|--|---|---------|--|---------------|
| DESIGNER (No 1) | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Tel | 0208 204 7774 |
| | | | Branch No.(If Applicable) | 1 |
| DESIGNER (No 2) (if applicable) | | Company | | |
| Address | | | Branch No.(If Applicable) | |
| | | | Tel | |
| CONSTRUCTOR | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Tel | 0208 204 7774 |
| | | | Branch No.(If Applicable) | 1 |
| INSPECTOR | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Tel | 0208 204 7774 |
| | | | Branch No.(If Applicable) | 1 |

Supply Characteristics and Earthing Arrangements

| | | | | | | | | | |
|---|-------------------------------------|---|-------------------------------------|--------|-----|--|------|---|-------------------------|
| Earthing arrangements | | Number and Type of Live Conductors | | | | Nature of Supply Parameters | | Supply protective device characteristics | |
| TN-S | N/A | a.c. | <input checked="" type="checkbox"/> | d.c. | N/A | Nominal Voltage, U/Uo ⁽¹⁾ | 230 | V | BS(EN) 1361 Fuse HBC |
| TN-C-S | <input checked="" type="checkbox"/> | 1-Phase (2 wire) | N/A | 2 Pole | N/A | Nominal frequency, f ⁽¹⁾ | 50 | Hz | |
| TN-C | N/A | 1-Phase (3 wire) | <input checked="" type="checkbox"/> | 3 Pole | N/A | Prospective fault current, I _p ⁽²⁾ | 1.92 | kA | Type |
| TT | N/A | 2-Phase (3 wire) | N/A | Other | N/A | External loop impedance, Z _e ⁽²⁾ | 0.12 | Ω | 2 |
| IT | N/A | 3-Phase (3 wire) | N/A | | | (Note: (1) by enquiry, (2) by enquiry or by measurement) | | Nominal current rating | 100 A |
| Alternative source of supply (to be detailed on attached sheet) | | N/A | 3-Phase (4 wire) | | N/A | | | | |

Particulars of Installation Referred To in the Certificate

| | | | | | | | |
|---|-------------------------------------|--|-----------------------|--|-----------------------------------|--|-------|
| Means of Earthing | Distributor's facility | <input checked="" type="checkbox"/> | Maximum Demand | | Method of fault protection | | |
| | Installation earth electrode | N/A | Maximum demand (load) | 40 | Amps | ADS | |
| Details of Installation Earth Electrode (where applicable) | | | | | | | |
| Type (eg rod(s), tape etc) | | Location | | Electrode resistance, to earth | | | |
| N/A | | N/A | | N/A Ω | | | |
| Main Protective Conductors | | | | | | | |
| Earthing Conductor | Material | Copper | csa | 16 | mm ² | Continuity and Connection Check <input checked="" type="checkbox"/> | |
| Main Equipotential bonding conductors | Material | Copper | csa | 10 | mm ² | Continuity and Connection Check <input checked="" type="checkbox"/> | |
| Water service | <input checked="" type="checkbox"/> | Gas service | N/A | Oil service | N/A | Structural Steel <input type="checkbox"/> Other <input type="checkbox"/> | |
| Main switch or circuit breaker | | | | | | | |
| Type BS(EN) | 60947-3 | No. of poles | 2 | Current rating | 100 A | Voltage rating | 230 A |
| Location | ABOVE MAIN DOOR | | | Fuse rating | 100 A | | |
| RCD operating current, I _{Δn} | N/A mA | RCD operating time at, I _{Δn} | N/A ms | (applicable only where an RCD is suitable and is used as a main circuit-breaker) | | | |

Comments on Existing Installation

Where appropriate comments on the existing installation are to be found on page(s)

Schedules [note 2]

Schedules of additional records are included on pages

Schedule of Inspections

| | | | |
|---|---|---|--|
| Method of protection against electric shock | | Prevention of mutual detrimental influence | |
| Both basic and fault protection | | <input checked="" type="checkbox"/> | (a) Proximity of non-electrical services and other influences |
| <input checked="" type="checkbox"/> | (i) SELV | <input type="checkbox"/> | (b) Segregation of Band I and Band II circuits or use of Band II insulation |
| <input type="checkbox"/> | (ii) PELV | <input checked="" type="checkbox"/> | (c) Segregation of safety circuits |
| <input type="checkbox"/> | (iii) Double insulation | Identification | |
| <input checked="" type="checkbox"/> | (iv) Reinforced insulation | <input checked="" type="checkbox"/> | (a) Presence of diagrams, instructions, circuit charts and similar information |
| Basic Protection | | <input checked="" type="checkbox"/> | (b) Presence of danger notices and other warning notices |
| <input checked="" type="checkbox"/> | (i) Insulation of live parts | <input checked="" type="checkbox"/> | (c) Labelling of protective devices, switches and terminals |
| <input checked="" type="checkbox"/> | (ii) Barriers or enclosures | <input checked="" type="checkbox"/> | (d) Identification of conductors |
| <input type="checkbox"/> | (iii) Obstacles | Cables and conductors | |
| <input type="checkbox"/> | (iv) Placing out of reach | <input checked="" type="checkbox"/> | Selection of conductors for current-carrying capacity and voltage drop |
| Fault protection | | <input checked="" type="checkbox"/> | Erection methods |
| (i) Automatic disconnection of supply | | <input checked="" type="checkbox"/> | Routing of cables in prescribed zones |
| <input checked="" type="checkbox"/> | Presence of earthing conductor | <input checked="" type="checkbox"/> | Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise protected against nails, screws and the like |
| <input checked="" type="checkbox"/> | Presence of circuit protective conductors | <input checked="" type="checkbox"/> | 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) |
| <input checked="" type="checkbox"/> | Presence of protective bonding conductors | <input checked="" type="checkbox"/> | Connection of conductors |
| <input checked="" type="checkbox"/> | Presence of supplementary bonding conductors | <input checked="" type="checkbox"/> | Presence of fire barriers, suitable seals and protection against thermal effects |
| <input checked="" type="checkbox"/> | Presence of earthing arrangements for combined protective and functional purposes | General | |
| <input checked="" type="checkbox"/> | Presence of adequate arrangements for alternate source(s), where applicable | <input checked="" type="checkbox"/> | Presence and correct location of appropriate devices for isolation and switching |
| <input type="checkbox"/> | FELV | <input checked="" type="checkbox"/> | Adequacy of access to switchgear and other equipment |
| <input checked="" type="checkbox"/> | Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection) | <input checked="" type="checkbox"/> | Particular protective measures for special installations and locations |
| (ii) Non-conducting location | | <input checked="" type="checkbox"/> | Connection of single pole devices for protection or switching in line conductors only |
| <input type="checkbox"/> | Absence of protective conductors | <input checked="" type="checkbox"/> | Correct connection of accessories and equipment |
| (iii) Earth-free local equipotential bonding | | <input type="checkbox"/> | Presence of undervoltage protective devices |
| <input type="checkbox"/> | Presence of earth-free local equipotential bonding | <input checked="" type="checkbox"/> | Selection of equipment and protective measures appropriate to external influences |
| (iv) Electrical Separation | | <input checked="" type="checkbox"/> | Selection of appropriate functional switching devices |
| <input type="checkbox"/> | Provided for one item of current-using equipment | | |
| <input checked="" type="checkbox"/> | Provided for more than one item of current-using equipment | | |
| Additional protection | | | |
| <input checked="" type="checkbox"/> | Presence of residual current device(s) | | |
| <input checked="" type="checkbox"/> | Presence of supplementary bonding conductors | | |

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)
- Basic protection - will include measurement of distances where appropriate
- 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)
- 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

ELECTRICAL INSTALLATION CERTIFICATE

000000012 - Master

Location of Distribution Board: ABOVE MAIN DOOR
 Distribution Board Designation: DB 1
 Supply to distribution board is from: N/A
 Prospective fault current at Distribution Board: N/A
 Zs at DB: N/A
 Phase sequence confirmed (where appropriate):
 Correct supply polarity confirmed:

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

N/A

| Circuit Number & Phase | Circuit Description | Overcurrent Devices | | | Conductor details | | | Ring final circuit continuity (Ω) | | | Continuity (At least one column must be completed) | | | Insulation Resistance | | Measured Earth Loop Impedance Zs Ω | RCD | | Remarks see continuation sheet | | | |
|------------------------|--------------------------|---------------------|------|-------------|---|------------------|----------|-----------------------------------|-----------|--------------|--|-------------|------|-----------------------|----------------|------------------------------------|-----------------|----------|-----------------------------------|-------------|--------------|-------------------------|
| | | BS(EN) | Type | Rating in A | Max Zs permitted by BS7671 Ω (optional) | Reference Method | Live mm² | OPC mm² | r1 (line) | r2 (neutral) | r2 (cpc) | (R1 + R2) Ω | R2 Ω | Ring Ω | Live / Live MΩ | | Live / Earth MΩ | Polarity | | At IΔn (ms) | At 5IΔn (ms) | Test duration operation |
| 1/S | ELECTRIC SHOWER | 60898 MCB | B | 40 | 10 | 1.15 | B | 6 | 2.5 | N/A | N/A | N/A | 0.10 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 2/S | OVEN | 60898 MCB | B | 32 | 10 | 1.44 | B | 4 | 1.5 | N/A | N/A | N/A | 0.12 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 3/S | FRIDGE | 60898 MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | N/A | 0.21 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 4/S | BELL | 60898 MCB | B | 6 | 10 | 7.67 | B | 1.5 | 1 | N/A | N/A | N/A | 0.03 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 5/S | RCD Module (Split Board) | | | | | | | | | | | | | | | | | - | | | | NO |
| 6/S | WC WATER HEATER | 60898 MCB | B | 32 | 10 | 1.44 | B | 4 | 1.5 | N/A | N/A | N/A | 0.05 | N/A | N/A | 999 | 999 | ✓ | 26 | 16 | ✓ | NO |
| 7/S | SOCKETS | 60898 MCB | B | 32 | 10 | 1.44 | B | 2.5 | 1.5 | 0.33 | 0.60 | 0.19 | N/A | ✓ | N/A | 999 | 999 | ✓ | 26 | 16 | ✓ | NO |
| 8/S | WC FAN HEATER | 60898 MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | N/A | 0.11 | N/A | N/A | 999 | 999 | ✓ | 26 | 16 | ✓ | NO |
| 9/S | SPARE | | | | | | | | | | | | | | | | | - | | | | - |
| 10/S | RCD Module (Split Board) | | | | | | | | | | | | | | | | | - | | | | NO |
| 11/S | ROOM HEATER | 60898 MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | N/A | 0.22 | N/A | N/A | 999 | 999 | ✓ | 25 | 16 | ✓ | NO |
| 12/S | Water HEATER | 60898 MCB | B | 32 | 10 | 1.44 | B | 4 | 1.5 | N/A | N/A | N/A | 0.16 | N/A | N/A | 999 | 999 | ✓ | 25 | 16 | ✓ | NO |
| 13/S | Lights | 60898 MCB | B | 6 | 10 | 7.67 | B | 1.5 | 1 | N/A | N/A | N/A | 0.53 | N/A | N/A | 999 | 999 | ✓ | 25 | 16 | ✓ | NO |
| 14/S | SPARE | | | | | | | | | | | | | | | | | - | | | | - |

Test Instruments

Multi-functional: 06060796
 Insulation resistance: 06060796
 Continuity: 06060796
 Earth Fault loop impedance: 06060796
 RCD: 06060796

TESTED BY: Name: Nilay Patel
 Position: ENGINEER
 Signature: _____
 Date: 04/07/2016

ELECTRICAL INSTALLATION CERTIFICATE GUIDANCE NOTES FOR RECIPIENTS

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)

ELECTRICAL INSTALLATION CERTIFICATE GUIDANCE NOTES FOR RECIPIENTS

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.

$Z_s = Z_e + (R1 + R2)$. 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]

00000013 - Master



Details of the Client

Client/Address: TANGO PROPERTIES LTD, 3RD FLOOR SOVEREIGN HOUSE, 1 ALBERT PLACE, London, N3 1QB

Installation Address

Installation/Address: FLAT 3 78 CREWYS ROAD, GOLDERS GREEN, NW2 2AD

Description and Extent of the Installation

Description of Installation: NEW INSTALLATION
Extent of the installation covered by this certificate: ALL LIGHTING AND POWER CIRCUITS SUPPLIED BY A 12 WAY CONTACTUM DISTRIBUTION BOARD

New Installation
Addition to an existing installation N/A
Alteration to an existing installation N/A

For Design

We, being the person(s) responsible for the design of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the design hereby CERTIFY that the design work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 amended to

July 2011 except for the departures, if any detailed as follows:

Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None

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

For the DESIGN

Signature

Designer 1

(responsibility for the design)

Signature

Designer 2**

For Construction

We, being the person(s) responsible for the construction of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the construction work hereby CERTIFY that the construction work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 amended to

July

Details of departures

The extent of liability

For the CONSTRUCTION

Signature

Constructor

For Inspection

We, being the person(s) responsible for the inspection of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the inspection hereby CERTIFY that the work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 amended to

July

Details of departures

The extent of liability

For the INSPECTION

Signature

Inspector

Next Inspection

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

Schedule of Inspections

Method of protection against electric shock

Both basic and fault protection

- (i) SELV
- (ii) PELV
- (iii) Double insulation
- (iv) Reinforced insulation

Basic Protection

- (i) Insulation of live parts
- (ii) Barriers or enclosures
- (iii) Obstacles
- (iv) Placing out of reach

Fault protection

(i) Automatic disconnection of supply

- Presence of earthing conductor
- Presence of circuit protective conductors
- Presence of protective bonding conductors
- Presence of supplementary bonding conductors
- Presence of earthing arrangements for combined protective and functional purposes
- Presence of adequate arrangements for alternate source(s), where applicable
- FELV
- Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection)

(ii) Non-conducting location

- Absence of protective conductors

(iii) Earth-free local equipotential bonding

- Presence of earth-free local equipotential bonding

(iv) Electrical Separation

- Provided for **one** item of current-using equipment
- Provided for **more than one** item of current-using equipment

Additional protection

- Presence of residual current device(s)
- Presence of supplementary bonding conductors

Prevention of mutual detrimental influence

- (a) Proximity of non-electrical services and other influences
- (b) Segregation of Band I and Band II circuits or use of Band II insulation
- (c) Segregation of safety circuits

Identification

- (a) Presence of diagrams, instructions, circuit charts and similar information
- (b) Presence of danger notices and other warning notices
- (c) Labelling of protective devices, switches and terminals
- (d) Identification of conductors

Cables and conductors

- Selection of conductors for current-carrying capacity and voltage drop
- Erection methods
- Routing of cables in prescribed zones
- Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise protected against nails, screws and the like
- 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)
- Connection of conductors
- Presence of fire barriers, suitable seals and protection against thermal effects

General

- Presence and correct location of appropriate devices for isolation and switching
- Adequacy of access to switchgear and other equipment
- Particular protective measures for special installations and locations
- Connection of single pole devices for protection or switching in line conductors only
- Correct connection of accessories and equipment
- Presence of undervoltage protective devices
- Selection of equipment and protective measures appropriate to external influences
- 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)
- Basic protection - will include measurement of distances where appropriate
- 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)
- 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

ELECTRICAL INSTALLATION CERTIFICATE

000000013 - Master

Location of Distribution Board: ABOVE MAIN DOOR
 Distribution Board Designation: DB 1
 Supply to distribution board is from: N/A
 Prospective fault current at Distribution Board: N/A
 Zs at DB: N/A
 Phase sequence confirmed (where appropriate):
 Correct supply polarity confirmed:

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

N/A

Test Results

| Circuit Number & Phase | Circuit Description | Overcurrent Devices | | | Conductor details | | | Ring final circuit continuity (Ω) | | | Continuity (* At least one column must be completed) | | Insulation Resistance | | Measured Earth Loop Impedance Zs Ω | RCD | | Remarks see continuation sheet | | | | | |
|------------------------|--------------------------|---------------------|------|-------------|---------------------------------------|------------------|----------------------|-----------------------------------|-----------|--------------|--|-------|-----------------------|----------------|------------------------------------|-----------------|-------------|-----------------------------------|--------------|-----------------------|---|----|----|
| | | BS(EN) | Type | Rating in A | Max Ze permitted by BS7671 (optional) | Reference Method | Live mm ² | CPC mm ² | R1 (line) | Rn (neutral) | R2 (cpc) | R1+R2 | R2 | Live / Live MΩ | | Live / Earth MΩ | At IΔn (ms) | | At 5IΔn (ms) | Test button operation | | | |
| 1/S | ELECTRIC SHOWER | 60898 MCB | B | 40 | 10 | 1.15 | B | 6 | 2.5 | N/A | N/A | 0.03 | N/A | N/A | 999 | 999 | ✓ | 0.15 | N/A | N/A | ✓ | NO | |
| 2/S | OVEN | 60898 MCB | B | 32 | 10 | 1.44 | B | 4 | 1.5 | N/A | N/A | 0.10 | N/A | N/A | 999 | 999 | ✓ | 0.23 | N/A | N/A | ✓ | NO | |
| 3/S | FRIDGE | 60898 MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | 0.14 | N/A | N/A | 999 | 999 | ✓ | 0.27 | N/A | N/A | ✓ | NO | |
| 4/S | BELL | 60898 MCB | B | 6 | 10 | 7.67 | B | 1.5 | 1 | N/A | N/A | 0.03 | N/A | N/A | 999 | 999 | ✓ | 0.17 | N/A | N/A | ✓ | NO | |
| 5/S | RCD Module (Split Board) | | | | | | | | | | | | | | | | - | | | | | NO | |
| 6/S | WC WATER HEATER | 60898 MCB | B | 32 | 10 | 1.44 | B | 4 | 1.5 | N/A | N/A | 0.05 | N/A | N/A | 999 | 999 | ✓ | 0.18 | 28 | 21 | ✓ | NO | |
| 7/S | SOCKETS | 60898 MCB | B | 32 | 10 | 1.44 | B | 2.5 | 1.5 | 0.32 | 0.31 | 0.22 | N/A | ✓ | 999 | 999 | ✓ | 0.35 | 28 | 21 | ✓ | NO | |
| 8/S | WC FAN HEATER | 60898 MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | 0.08 | N/A | N/A | 999 | 999 | ✓ | 0.21 | 28 | 21 | ✓ | NO | |
| 9/S | SPARE | | | | | | | | | | | | | | | | - | | | | | - | |
| 10/S | RCD Module (Split Board) | | | | | | | | | | | | | | | | - | | | | | | NO |
| 11/S | ROOM HEATER | 60898 MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | 0.19 | N/A | N/A | 999 | 999 | ✓ | 0.32 | 36 | 19 | ✓ | NO | |
| 12/S | WATER HEATER | 60898 MCB | B | 32 | 10 | 1.44 | B | 4 | 1.5 | N/A | N/A | 0.11 | N/A | N/A | 999 | 999 | ✓ | 0.23 | 36 | 19 | ✓ | NO | |
| 13/S | Lights | 60898 MCB | B | 20 | 10 | 2.30 | B | 1.5 | 1 | N/A | N/A | 0.24 | N/A | N/A | 999 | 999 | ✓ | 0.37 | 36 | 19 | ✓ | NO | |
| 14/S | SPARE | | | | | | | | | | | | | | | | - | | | | | | - |

Test Instruments

Multi-functional: 06060796
 Insulation resistance: 06060796
 Continuity: 06060796
 Earth Fault loop impedance: 06060796
 RCD: 06060796

TESTED BY Name: Nilay Patel

Position: ENGINEER

Signature

Date: 29/06/2016

ELECTRICAL INSTALLATION CERTIFICATE GUIDANCE NOTES FOR RECIPIENTS

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)

ELECTRICAL INSTALLATION CERTIFICATE GUIDANCE NOTES FOR RECIPIENTS

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.

$Z_s = Z_e + (R1 + R2)$. 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]

00000014 - Master



Details of the Client

Client/Address: TANGO PROPERTIES LTD, 3RD FLOOR SOVEREIGN HOUSE, 1 ALBERT PLACE, London, N3 1QB

Installation Address

Installation/Address: FLAT 4 78 CREWYS ROAD, GOLDERS GREEN, NW2 2AD

Description and Extent of the Installation

Description of Installation: NEW INSTALLATION
Extent of the installation covered by this certificate: ALL LIGHTING AND POWER CIRCUITS SUPPLIED BY A 12 WAY CONTACTUM DISTRIBUTION BOARD.

New Installation
Addition to an existing Installation N/A
Alteration to an existing Installation N/A

For Design

We, being the person(s) responsible for the design of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the design hereby CERTIFY that the design work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671 : 2008 amended to July 2011 except for the departures, if any detailed as follows:

Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None

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

For the DESIGNER

Signature

Designer 1
(Responsible for the design)

Signature

Designer 2**

For Construction

We, being the person(s) responsible for the construction of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the construction hereby CERTIFY that the construction work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671 : 2008 amended to July 2011 except for the departures, if any detailed as follows:

Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8):

The extent of the construction covered by this certificate:

For the CONSTRUCTOR

Signature

Constructor

For Inspection

We, being the person(s) responsible for the inspection of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the inspection hereby CERTIFY that the work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671 : 2008 amended to July 2011 except for the departures, if any detailed as follows:

Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8):

The extent of the inspection covered by this certificate:

For the INSPECTOR

Signature

Inspector

Next Inspection

to be re-inspected and tested after an interval of not more than:

Particulars of the Signatories to the Electrical Installation Certificate

| | | | |
|--|---|---|---------------|
| DESIGNER (No 1) | | Company IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | Tel | 0208 204 7774 |
| | | Branch No. (If Applicable) | 1 |
| DESIGNER (No 2) (if applicable) | | Company | |
| Address | | Branch No. (If Applicable) | |
| | | Tel | |
| CONSTRUCTOR | | Company IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | Tel | 0208 204 7774 |
| | | Branch No. (If Applicable) | 1 |
| INSPECTOR | | Company IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | Tel | 0208 204 7774 |
| | | Branch No. (If Applicable) | 1 |

Supply Characteristics and Earthing Arrangements

| Earthing arrangements | Number and Type of Live Conductors | Nature of Supply Parameters | Supply protective device characteristics |
|--|---|---|--|
| TN-S <input type="checkbox"/> N/A | a.c. <input checked="" type="checkbox"/> d.c. <input type="checkbox"/> N/A | Nominal Voltage, U/U _o ⁽¹⁾ 230 V | BS(EN) 1361 Fuse HBC Type 2 Nominal current rating 100 A |
| TN-C-S <input checked="" type="checkbox"/> | 1-Phase (2 wire) <input type="checkbox"/> 2 Pole <input type="checkbox"/> N/A | Nominal frequency, f ⁽¹⁾ 50 Hz | |
| TN-C <input type="checkbox"/> N/A | 1-Phase (3 wire) <input type="checkbox"/> 3 Pole <input type="checkbox"/> N/A | Prospective fault current, I _{pf} ⁽²⁾ 1.64 kA | |
| TT <input type="checkbox"/> N/A | 2-Phase (3 wire) <input checked="" type="checkbox"/> Other <input type="checkbox"/> N/A | External loop impedance, Z _e ⁽²⁾ 0.12 Ω | |
| IT <input type="checkbox"/> N/A | 3-Phase (3 wire) <input type="checkbox"/> N/A | (Note: (1) by enquiry, (2) by enquiry or by measurement) | |
| Alternative source of supply (to be detailed on attached sheet) <input type="checkbox"/> N/A | 3-Phase (4 wire) <input type="checkbox"/> N/A | | |

Particulars of Installation Referred To in the Certificate

| | | | | |
|---|---|--|---|------------------------------------|
| Means of Earthing | Maximum Demand | | Method of fault protection | |
| | Distributor's facility <input checked="" type="checkbox"/> | Maximum demand (load) 40 Amps | ADS | |
| Installation earth electrode <input type="checkbox"/> N/A | Details of Installation Earth Electrode (where applicable) | | | |
| | Type (eg rod(s), tape etc) N/A | Location N/A | Electrode resistance, to earth N/A Ω | |
| Main Protective Conductors | | | | |
| Earthing Conductor | Material Copper | csa 16 mm ² | Continuity and Connection Check <input checked="" type="checkbox"/> | |
| Main Equipotential bonding conductors | Material Copper | csa 10 mm ² | Continuity and Connection Check <input checked="" type="checkbox"/> | |
| Water service <input checked="" type="checkbox"/> | Gas service <input type="checkbox"/> N/A | Oil service <input type="checkbox"/> N/A | Structural Steel <input type="checkbox"/> N/A | Other <input type="checkbox"/> N/A |
| Main switch or circuit breaker | | | | |
| Type BS(EN) 60947-3 | No. of poles 2 | Current rating 100 A | Voltage rating 230 A | |
| Location ABOVE MAIN DOOR | Fuse rating 100 A | | | |
| RCD operating current, I _{Δn} N/A mA | RCD operating time at, I _{Δn} N/A ms | (applicable only where an RCD is suitable and is used as a main circuit-breaker) | | |

Comments on Existing Installation

Where appropriate comments on the existing installation are to be found on page(s) None

Schedules [note 2]

Schedules of additional records are included on pages N/A

Schedule of Inspections

Method of protection against electric shock

Both basic and fault protection

- (i) SELV
- (ii) PELV
- (iii) Double insulation
- (iv) Reinforced insulation

Basic Protection

- (i) Insulation of live parts
- (ii) Barriers or enclosures
- (iii) Obstacles
- (iv) Placing out of reach

Fault protection

(i) Automatic disconnection of supply

- Presence of earthing conductor
- Presence of circuit protective conductors
- Presence of protective bonding conductors
- Presence of supplementary bonding conductors
- Presence of earthing arrangements for combined protective and functional purposes
- Presence of adequate arrangements for alternate source(s), where applicable
- FELV
- Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection)

(ii) Non-conducting location

- Absence of protective conductors

(iii) Earth-free local equipotential bonding

- Presence of earth-free local equipotential bonding

(iv) Electrical Separation

- Provided for one item of current-using equipment
- Provided for more than one item of current-using equipment

Additional protection

- Presence of residual current device(s)
- Presence of supplementary bonding conductors

Prevention of mutual detrimental influence

- (a) Proximity of non-electrical services and other influences
- (b) Segregation of Band I and Band II circuits or use of Band II insulation
- (c) Segregation of safety circuits

Identification

- (a) Presence of diagrams, instructions, circuit charts and similar information
- (b) Presence of danger notices and other warning notices
- (c) Labelling of protective devices, switches and terminals
- (d) Identification of conductors

Cables and conductors

- Selection of conductors for current-carrying capacity and voltage drop
- Erection methods
- Routing of cables in prescribed zones
- Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise protected against nails, screws and the like
- 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)
- Connection of conductors
- Presence of fire barriers, suitable seals and protection against thermal effects

General

- Presence and correct location of appropriate devices for isolation and switching
- Adequacy of access to switchgear and other equipment
- Particular protective measures for special installations and locations
- Connection of single pole devices for protection or switching in line conductors only
- Correct connection of accessories and equipment
- Presence of undervoltage protective devices
- Selection of equipment and protective measures appropriate to external influences
- 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)
- Basic protection - will include measurement of distances where appropriate
- 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)
- 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

ELECTRICAL INSTALLATION CERTIFICATE

000000014 - Master

Location of Distribution Board: ABOVE MAIN DOOR
 Distribution Board Designation: DB 1
 Supply to distribution board is from: N/A
 Prospective fault current at Distribution Board: N/A
 Zs at DB: N/A
 Phase sequence confirmed (where appropriate):
 Correct supply polarity confirmed:

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

N/A

Circuit Details

Test Results

| Circuit Number & Phase | Circuit Description | | Overcurrent Devices | | Conductor details | | Ring final circuit continuity (Ω) | | | Continuity (At least one column must be completed) | | Insulation Resistance | | Measured Earth Loop Impedance Zs0 | Polarity | RCD | | Remarks see continuation sheet | |
|------------------------|--------------------------|-------------|---------------------|-------------|---|------------------|-----------------------------------|---------------------|-----------|--|----------|-----------------------|------|-----------------------------------|----------|----------------|-----------------|-----------------------------------|-------------|
| | BS(EN) | Rating in A | Type | Capacity KA | Max Zs permitted by BS7671 0 (optional) | Reference Method | Live mm ² | CPC mm ² | R1 (line) | Rn (neutral) | R2 (cpc) | (R1+R2) Ω | R2 Ω | | | Live / Live MΩ | Live / Earth MΩ | | At IΔn (ms) |
| 1/S | 60898 MCB | B 40 | B | 10 | 1.15 | B | 6 | 2.5 | N/A | N/A | N/A | 0.03 | N/A | 0.18 | ✓ | N/A | N/A | ✓ | NO |
| 2/S | 60898 MCB | B 32 | B | 10 | 1.44 | B | 6 | 2.5 | N/A | N/A | N/A | 0.08 | N/A | 0.22 | ✓ | N/A | N/A | ✓ | NO |
| 3/S | 60898 MCB | B 20 | B | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | N/A | 0.16 | N/A | 0.30 | ✓ | N/A | N/A | ✓ | NO |
| 4/S | 60898 MCB | B 6 | B | 10 | 7.67 | B | 1.5 | 1 | N/A | N/A | N/A | 0.03 | N/A | 0.18 | ✓ | N/A | N/A | ✓ | NO |
| 5/S | RCD Module (Split Board) | | | | | | | | | | | | | | | | | | |
| 6/S | 60898 MCB | B 32 | B | 10 | 1.44 | B | 6 | 2.5 | N/A | N/A | N/A | 0.06 | N/A | 0.20 | ✓ | 25 | 11 | ✓ | NO |
| 7/S | 60898 MCB | B 32 | B | 10 | 1.44 | B | 2.5 | 1.5 | 0.22 | 0.21 | 0.41 | 0.16 | N/A | 0.30 | ✓ | 25 | 11 | ✓ | NO |
| 8/S | 60898 MCB | B 20 | B | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | N/A | 0.12 | N/A | 0.26 | ✓ | 25 | 11 | ✓ | NO |
| 9/S | SPARE | | | | | | | | | | | | | | | | | | |
| 10/S | RCD Module (Split Board) | | | | | | | | | | | | | | | | | | |
| 11/S | 60898 MCB | B 20 | B | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | N/A | 0.18 | N/A | 0.32 | ✓ | 29 | 22 | ✓ | NO |
| 12/S | 60898 MCB | B 32 | B | 10 | 1.44 | B | 6 | 2.5 | N/A | N/A | N/A | 0.09 | N/A | 0.23 | ✓ | 29 | 22 | ✓ | NO |
| 13/S | 60898 MCB | B 6 | B | 10 | 7.67 | B | 1.5 | 1 | N/A | N/A | N/A | 0.22 | N/A | 0.36 | ✓ | 29 | 22 | ✓ | NO |
| 14/S | SPARE | | | | | | | | | | | | | | | | | | |

Test Instruments

Multi-functional: 06060796
 Insulation resistance: 06060796
 Continuity: 06060796
 Earth Fault loop impedance: 06060796
 RCD: 06060796

TESTED BY: Name: Nilay Patel
 Position: ENGINEER
 Date: 29/06/2016

ELECTRICAL INSTALLATION CERTIFICATE GUIDANCE NOTES FOR RECIPIENTS

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)

ELECTRICAL INSTALLATION CERTIFICATE GUIDANCE NOTES FOR RECIPIENTS

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.

$Z_s = Z_e + (R_1 + R_2)$. 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]

00000015 - Master



Details of the Client

Client/Address: TANGQ PROPERTIES LTD, 3RD FLOOR SOVEREIGN HOUSE, 1 ALBERT PLACE, London, N3 1QB

Installation Address

Installation/Address: FLAT 5 78 CREWYS ROAD, GOLDERS GREEN, NW2 2AD

Description and Extent of the Installation

Description of Installation: NEW INSTALLATION
 Extent of the installation covered by this certificate: ALL LIGHTING AND POWER CIRCUITS SUPPLIED BY A 12 WAY CONTACTUM DISTRIBUTION BOARD.

New Installation
 Addition to an existing installation N/A
 Alteration to an existing installation N/A

For Design

I, being the person(s) responsible for the design of the electrical installation (as indicated by my signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the design hereby CERTIFY that the design work for which I have been responsible is, to the best of my knowledge and belief in accordance with BS 7671: 2008 amended to July 2011 except for the departures, if any detailed as follows:

Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None

The ex

For the

Signature

Signature

Designer 1
 Responsibility for the design)
 Designer 2**

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Details

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For the

Signature

Constructor

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 2008 amended to

Details

The ex

For the

Signature

Inspector

Next Inspection

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 tenancy

Particulars of the Signatories to the Electrical Installation Certificate

| | | | | |
|--|---|---------|--|---------------------------|
| DESIGNER (No 1) | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Branch No.(If Applicable) | 1 |
| | | Tel | 0208 204 7774 | |
| DESIGNER (No 2) (if applicable) | | Company | | |
| Address | | | | Branch No.(If Applicable) |
| | | Tel | | |
| CONSTRUCTOR | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Branch No.(If Applicable) | 1 |
| | | Tel | 0208 204 7774 | |
| INSPECTOR | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Branch No.(If Applicable) | 1 |
| | | Tel | 0208 204 7774 | |

Supply Characteristics and Earthing Arrangements

| | | | | | | | | | |
|---|-------------------------------------|---|-------------------------------------|--------|-----|---|------|---|--|
| Earthing arrangements | | Number and Type of Live Conductors | | | | Nature of Supply Parameters | | Supply protective device characteristics | |
| TN-S | N/A | a.c. | <input checked="" type="checkbox"/> | d.c. | N/A | Nominal Voltage, U/U _o ⁽¹⁾ | 230 | V | BS(EN) 1361 Fuse HBC Type 2 Nominal current rating 100 A |
| TN-C-S | <input checked="" type="checkbox"/> | 1-Phase (2 wire) | N/A | 2 Pole | N/A | Nominal frequency, f ⁽¹⁾ | 50 | Hz | |
| TN-C | N/A | 1-Phase (3 wire) | <input checked="" type="checkbox"/> | 3 Pole | N/A | Prospective fault current, I _{pf} ⁽²⁾ | 1.77 | kA | |
| TT | N/A | 2-Phase (3 wire) | N/A | Other | N/A | External loop impedance, Z _e ⁽²⁾ | 0.13 | Ω | |
| IT | N/A | 3-Phase (3 wire) | N/A | | | (Note: (1) by enquiry, (2) by enquiry or by measurement) | | | |
| Alternative source of supply (to be detailed on attached sheet) | | N/A | 3-Phase (4 wire) | N/A | | | | | |

Particulars of Installation Referred To in the Certificate

| | | | | | | | |
|--|-------------------------------------|---|--|----------------|-----------------------------------|--|-------------------------------------|
| Means of Earthing | | Maximum Demand | | | Method of fault protection | | |
| Distributor's facility | <input checked="" type="checkbox"/> | Maximum demand (load) | 40 | Amps | ADS | | |
| Installation earth electrode | N/A | Details of Installation Earth Electrode (where applicable) | | | | | |
| | | Type (eg rod(s), tape etc) | N/A | | Location | Electrode resistance, to earth | |
| | | | | N/A | | N/A Ω | |
| Main Protective Conductors | | | | | | | |
| Earthing Conductor | Material | Copper | csa | 16 | mm ² | Continuity and Connection Check | <input checked="" type="checkbox"/> |
| Main Equipotential bonding conductors | Material | Copper | csa | 10 | mm ² | Continuity and Connection Check | <input checked="" type="checkbox"/> |
| Water service | <input checked="" type="checkbox"/> | Gas service | N/A | Oil service | N/A | Structural Steel | N/A |
| | | | | Other | N/A | | |
| Main switch or circuit breaker | | | | | | | |
| Type BS(EN) | 60947-3 | No. of poles | 2 | | Current rating | 100 | A |
| | | | | Voltage rating | 230 | A | |
| Location | ABOVE MAIN DOOR | | | Fuse rating | 100 | A | |
| RCD operating current, I _{Δn} | N/A | mA | RCD operating time at, I _{Δn} | N/A | ms | (applicable only where an RCD is suitable and is used as a main circuit-breaker) | |

Comments on Existing Installation

Where appropriate comments on the existing installation are to be found on page(s) None

Schedules [note 2]

Schedules of additional records are included on pages N/A

Schedule of Inspections

Method of protection against electric shock

Both basic and fault protection

- (i) SELV
- N/A (ii) PELV
- N/A (iii) Double insulation
- (iv) Reinforced insulation

Basic Protection

- (i) Insulation of live parts
- (ii) Barriers or enclosures
- N/A (iii) Obstacles
- N/A (iv) Placing out of reach

Fault protection

(i) Automatic disconnection of supply

- Presence of earthing conductor
- Presence of circuit protective conductors
- Presence of protective bonding conductors
- Presence of supplementary bonding conductors
- Presence of earthing arrangements for combined protective and functional purposes
- Presence of adequate arrangements for alternate source(s), where applicable
- N/A FELV
- Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection)

(ii) Non-conducting location

- N/A Absence of protective conductors

(iii) Earth-free local equipotential bonding

- N/A Presence of earth-free local equipotential bonding

(iv) Electrical Separation

- N/A Provided for one item of current-using equipment
- Provided for more than one item of current-using equipment

Additional protection

- Presence of residual current device(s)
- Presence of supplementary bonding conductors

Prevention of mutual detrimental influence

- (a) Proximity of non-electrical services and other influences
- N/A (b) Segregation of Band I and Band II circuits or use of Band II insulation
- (c) Segregation of safety circuits

Identification

- (a) Presence of diagrams, instructions, circuit charts and similar information
- (b) Presence of danger notices and other warning notices
- (c) Labelling of protective devices, switches and terminals
- (d) Identification of conductors

Cables and conductors

- Selection of conductors for current-carrying capacity and voltage drop
- Erection methods
- Routing of cables in prescribed zones
- Cables incorporating earthed armour or sheath, or run within an earthed wiring system, or otherwise protected against nails, screws and the like
- 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)
- Connection of conductors
- Presence of fire barriers, suitable seals and protection against thermal effects

General

- Presence and correct location of appropriate devices for isolation and switching
- Adequacy of access to switchgear and other equipment
- Particular protective measures for special installations and locations
- Connection of single pole devices for protection or switching in line conductors only
- Correct connection of accessories and equipment
- N/A Presence of undervoltage protective devices
- Selection of equipment and protective measures appropriate to external influences
- 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)
- Basic protection - will include measurement of distances where appropriate
- 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)
- 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

ELECTRICAL INSTALLATION CERTIFICATE

000000015 - Master

Location of Distribution Board: ABOVE MAIN DOOR
 Distribution Board Designation: DB 1
 Zs at DB: N/A

Supply to distribution board is from: N/A
 Prospective fault current at Distribution Board: N/A

Phase sequence confirmed: (where appropriate)
 Correct supply polarity confirmed:

KA

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

N/A

Circuit Details

Test Results

| Circuit Number & Phase | Circuit Description | Overcurrent Devices | | | Conductor details | | | Ring final circuit continuity (Ω) | | | Continuity (* At least one column must be completed) | | Insulation Resistance | | Measured Earth Loop Impedance Zs Ω | RCD | | Remarks | | | |
|------------------------|--------------------------|---------------------|-------------|------|-------------------|---|------------------|-----------------------------------|---------|-----------------------|--|----------------------|--------------------------------------|------------------|------------------------------------|----------------|-----------------|---------|-------------|--------------|-----------------------|
| | | BS(EN) | Rating in A | Type | Capacity KA | Max Zs permitted by BS7671 Ω (optional) | Reference Method | Live mm² | CPC mm² | τ ₁ (line) | τ _n (neutral) | τ ₂ (cpc) | (R ₁ + R ₂) Ω | R ₂ Ω | | Live / Live MΩ | Live / Earth MΩ | | At Δ/n (ms) | At 5Δ/n (ms) | Test button operation |
| 1/S | ELECTRIC SHOWER | 60898 MCB | B 40 | B | 10 | 1.15 | B | 6 | 2.5 | N/A | N/A | N/A | 0.04 | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 2/S | OVEN | 60898 MCB | B 32 | B | 10 | 1.44 | B | 6 | 2.5 | N/A | N/A | N/A | 0.07 | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 3/S | FRIDGE | 60898 MCB | B 20 | B | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | N/A | 0.15 | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 4/S | BELL | 60898 MCB | B 6 | B | 10 | 7.67 | B | 1.5 | 1 | N/A | N/A | N/A | 0.03 | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 5/S | RCD Module (Split Board) | | | | | | | | | | | | | | | | - | | | | NO |
| 6/S | WC WATER HEATER | 60898 MCB | B 32 | B | 10 | 1.44 | B | 6 | 2.5 | N/A | N/A | N/A | 0.13 | N/A | 999 | 999 | ✓ | 34 | 10 | ✓ | NO |
| 7/S | SOCKETS | 60898 MCB | B 32 | B | 10 | 1.44 | B | 2.5 | 1.5 | 0.22 | 0.23 | 0.42 | 0.18 | N/A | 999 | 999 | ✓ | 34 | 10 | ✓ | NO |
| 8/S | WC FAN HEATER | 60898 MCB | B 20 | B | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | N/A | 0.08 | N/A | 999 | 999 | ✓ | 34 | 10 | ✓ | NO |
| 9/S | SPARE | | | | | | | | | | | | | | | | - | | | | - |
| 10/S | RCD Module (Split Board) | | | | | | | | | | | | | | | | - | | | | NO |
| 11/S | ROOM HEATER | 60898 MCB | B 20 | B | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | N/A | 0.17 | N/A | 999 | 999 | ✓ | 34 | 19 | ✓ | NO |
| 12/S | WATER HEATER | 60898 MCB | B 32 | B | 10 | 1.44 | B | 6 | 2.5 | N/A | N/A | N/A | 0.05 | N/A | 999 | 999 | ✓ | 34 | 19 | ✓ | NO |
| 13/S | Lights | 60898 MCB | B 6 | B | 10 | 7.67 | B | 1.5 | 1 | N/A | N/A | N/A | 0.06 | N/A | 999 | 999 | ✓ | 34 | 19 | ✓ | NO |
| 14/S | SPARE | | | | | | | | | | | | | | | | - | | | | - |

Test Instruments

Multi-functional 06060796 Insulation resistance 06060796

Continuity 06060796

Earth Fault loop impedance 06060796

RCD 06060796

TESTED BY Name Nilay Patel

Date 28/06/2016

ELECTRICAL INSTALLATION CERTIFICATE GUIDANCE NOTES FOR RECIPIENTS

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)

ELECTRICAL INSTALLATION CERTIFICATE GUIDANCE NOTES FOR RECIPIENTS

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.

$Z_s = Z_e + (R_1 + R_2)$. 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]

000000016 - Master



Details of the Client

Client/Address: TANGO PROPERTIES LTD, 3RD FLOOR SOVEREIGN HOUSE, 1 ALBERT PLACE, London, N3 1QB

Installation Address

Installation/Address: FLAT 6 78 CREWYS ROAD, GOLDERS GREEN, NW2 2AD

Description and Extent of the Installation

Description of Installation: NEW INSTALLATION
 Extent of the Installation covered by this certificate: ALL LIGHTING AND POWER CIRCUITS SUPPLIED BY A 12 WAY CONTACTUM DISTRIBUTION BOARD

New Installation
 Addition to an existing Installation N/A
 Alteration to an existing Installation N/A

For Design

We, being the person(s) responsible for the design of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the design hereby CERTIFY that the design work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 amended to July 2011 except for the departures, if any detailed as follows:
 Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None
 The extent of liability of the signatory or signatories is limited to the work described above as the subject of this certificate.

For the Design
 Signature: [Redacted]
 Signature: [Redacted]

For Construction

We, being the person(s) responsible for the construction of the electrical installation (as indicated by our signature(s) below), particulars of which are described above, have exercised reasonable skill and care when carrying out the construction hereby CERTIFY that the construction work for which We have been responsible is, to the best of our knowledge and belief in accordance with BS 7671: 2008 amended to July 2011 except for the departures, if any detailed as follows:
 Details of departures from BS7671:2008, as amended (Regulations 120.3 and 134.1.8): None
 The extent of liability of the signatory or signatories is limited to the work described above as the subject of this certificate.

For the Construction
 Signature: [Redacted]
 Signature: [Redacted]

Next Installation

Particulars of the Signatories to the Electrical Installation Certificate

| | | | | |
|--|---|---------|--|---------------|
| DESIGNER (No 1) | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Tel | 0208 204 7774 |
| | | | Branch No.(If Applicable) | 1 |
| DESIGNER (No 2) (if applicable) | | Company | | |
| Address | | | Branch No.(If Applicable) | |
| | | | Tel | |
| CONSTRUCTOR | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Tel | 0208 204 7774 |
| | | | Branch No.(If Applicable) | 1 |
| INSPECTOR | | Company | IMS (Ignite Maintenance Services) Ltd | |
| Address | Unit 8 Bowman Trading Estate Westmoreland Road | | NICEIC Enrolment Number | 500184 |
| | NW9 9RL | | Tel | 0208 204 7774 |
| | | | Branch No.(If Applicable) | 1 |

Supply Characteristics and Earthing Arrangements

| Earthing arrangements | | Number and Type of Live Conductors | | | | Nature of Supply Parameters | | Supply protective device characteristics | |
|---|-------------------------------------|------------------------------------|-------------------------------------|--------|-----|---|------|--|-------------------------|
| TN-S | N/A | a.c. | <input checked="" type="checkbox"/> | d.c. | N/A | Nominal Voltage, U/U _o ⁽¹⁾ | 230 | V | BS(EN) 1361 Fuse HBC |
| TN-C-S | <input checked="" type="checkbox"/> | 1-Phase (2 wire) | N/A | 2 Pole | N/A | Nominal frequency, f ⁽¹⁾ | 50 | Hz | |
| TN-C | N/A | 1-Phase (3 wire) | <input checked="" type="checkbox"/> | 3 Pole | N/A | Prospective fault current, I _{pf} ⁽²⁾ | 1.77 | kA | Type 2 |
| TT | N/A | 2-Phase (3 wire) | N/A | Other | N/A | External loop impedance, Z _e ⁽²⁾ | 0.13 | Ω | Nominal current rating |
| IT | N/A | 3-Phase (3 wire) | N/A | | | (Note: (1) by enquiry, (2) by enquiry or by measurement) | | 100 | A |
| Alternative source of supply (to be detailed on attached sheet) | N/A | 3-Phase (4 wire) | N/A | | | | | | |

Particulars of Installation Referred To in the Certificate

| | | | | | | | | | | | | |
|--|-------------------------------------|-------------------------------------|---|----------------|-----------------------|--|----------------|--------------------------------|-----------------------------------|--------|----------|--------|
| Means of Earthing | Distributor's facility | <input checked="" type="checkbox"/> | Maximum Demand | | Maximum demand (load) | | 40 | Amps | Method of fault protection | | ADS | |
| | Installation earth electrode | N/A | Details of Installation Earth Electrode (where applicable) | | | | | | | | | |
| | | | Type (eg rod(s), tape etc) | N/A | | Location | | Electrode resistance, to earth | | | N/A Ω | |
| Main Protective Conductors | | | | | | | | | | | | |
| Earthing Conductor | Material | Copper | Material | Copper | Material | Copper | Material | Copper | Material | Copper | Material | Copper |
| Main Equipotential bonding conductors | Material | Copper | Material | Copper | Material | Copper | Material | Copper | Material | Copper | Material | Copper |
| Water service | <input checked="" type="checkbox"/> | Gas service | N/A | Oil service | N/A | Structural Steel | N/A | Other | N/A | | | |
| Main switch or circuit breaker | | | | | | | | | | | | |
| Type BS(EN) | 60947-3 | No. of poles | 2 | Current rating | 100 | A | Voltage rating | 230 | A | | | |
| Location | ABOVE MAIN DOOR | | | Fuse rating | 100 | A | | | | | | |
| RCD operating current, I _{Δn} | N/A | mA | RCD operating time at, I _{Δn} | N/A | ms | (applicable only where an RCD is suitable and is used as a main circuit-breaker) | | | | | | |

Comments on Existing Installation

Where appropriate comments on the existing installation are to be found on page(s) None

Schedules [note 2]

Schedules of additional records are included on pages

N/A

Schedule of Inspections

| Method of protection against electric shock | | Prevention of mutual detrimental influence | |
|---|---|--|--|
| Both basic 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 |
| ✓ | (iv) Reinforced insulation | | |
| Basic Protection | | Identification | |
| ✓ | (i) Insulation of live parts | ✓ | (a) Presence of diagrams, instructions, circuit charts and similar information |
| ✓ | (ii) Barriers or enclosures | ✓ | (b) Presence of danger notices and other warning notices |
| N/A | (iii) Obstacles | ✓ | (c) Labelling of protective devices, switches and terminals |
| N/A | (iv) Placing out of reach | ✓ | (d) Identification of conductors |
| Fault protection | | Cables and conductors | |
| (i) Automatic disconnection of supply | | ✓ | Selection of conductors for current-carrying capacity and voltage drop |
| ✓ | Presence of earthing conductor | ✓ | Erection methods |
| ✓ | 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 against nails, screws and the like |
| ✓ | Presence of supplementary bonding conductors | ✓ | 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) |
| ✓ | Presence of earthing arrangements for combined protective and functional purposes | ✓ | Connection of conductors |
| ✓ | Presence of adequate arrangements for alternate source(s), where applicable | ✓ | Presence of fire barriers, suitable seals and protection against thermal effects |
| N/A | FELV | | |
| ✓ | Choice and setting of protective and monitoring devices (for fault and/or overcurrent protection) | | |
| (ii) Non-conducting location | | General | |
| N/A | Absence of protective conductors | ✓ | Presence and correct location of appropriate devices for isolation and switching |
| (iii) Earth-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) Electrical Separation | | ✓ | Connection of single pole devices for protection or switching in line conductors only |
| N/A | Provided for one item of current-using equipment | ✓ | Correct connection of accessories and equipment |
| ✓ | Provided for more than one item of current-using equipment | N/A | Presence of undervoltage protective devices |
| Additional protection | | ✓ | Selection of equipment and protective measures appropriate to external influences |
| ✓ | Presence of residual current device(s) | ✓ | Selection of appropriate functional switching devices |
| ✓ | Presence of supplementary bonding conductors | | |

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)
- Basic protection - will include measurement of distances where appropriate
- 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)
- 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

ELECTRICAL INSTALLATION CERTIFICATE

000000016 - Master

Location of Distribution Board: ABOVE MAIN DOOR
 Distribution Board Designation: DB 1

Supply to distribution board is from: N/A

Prospective fault current at Distribution Board: N/A
 kA

Zs at DB: N/A
 Phase sequence confirmed (where appropriate):
 Correct supply polarity confirmed:

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

N/A

Test Results

| Circuit Number & Phase | Circuit Description | Overcurrent Devices | | | Conductor details | | | Ring final circuit continuity (Ω) | | | Continuity (*At least one column must be completed) | | | Insulation Resistance | | Measured Earth Loop Impedance ZsΩ | RCD | | Remarks see continuation sheet | | |
|------------------------|--------------------------|---------------------|------|-------------|---------------------------------------|------------------|----------------------|-----------------------------------|---------------|------------------|---|---------------|---------------|-----------------------|-----------------|-----------------------------------|----------|-------------|-----------------------------------|--------------|-----------------------|
| | | BS(EN) | Type | Rating In A | Max Zs permitted by BS7671 (optional) | Reference Method | Live mm ² | CPC mm ² | R1 (line) (Ω) | R2 (neutral) (Ω) | R2 (cpc) (Ω) | (R1 + R2) (Ω) | R1 (Ring) (Ω) | Live / Live MΩ | Live / Earth MΩ | | Polarity | At IΔn (ms) | | At 5IΔn (ms) | Test button operation |
| 1/S | ELECTRIC SHOWER | 60898 MCB | B | 40 | 10 | 1.15 | B | 6 | 2.5 | N/A | N/A | 0.03 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 2/S | OVEN | 60898 MCB | B | 32 | 10 | 1.44 | B | 6 | 2.5 | N/A | N/A | 0.11 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 3/S | FRIDGE | 60898 MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | 0.20 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 4/S | BELL | 60898 MCB | B | 6 | 10 | 7.67 | B | 1.5 | 1 | N/A | N/A | 0.03 | N/A | N/A | 999 | 999 | ✓ | N/A | N/A | ✓ | NO |
| 5/S | RCD Module (Split Board) | | | | | | | | | | | | | | | | - | | | | NO |
| 6/S | WC WATER HEATER | 60898 MCB | B | 32 | 10 | 1.44 | B | 6 | 2.5 | N/A | N/A | 0.14 | N/A | N/A | 999 | 999 | ✓ | 35 | 19 | ✓ | NO |
| 7/S | SOCKETS | 60898 MCB | B | 32 | 10 | 1.44 | B | 2.5 | 1.5 | 0.21 | 0.22 | 0.16 | N/A | ✓ | 999 | 999 | ✓ | 35 | 19 | ✓ | NO |
| 8/S | WC FAN HEATER | 60898 MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | 0.15 | N/A | N/A | 999 | 999 | ✓ | 35 | 19 | ✓ | NO |
| 9/S | SPARE | | | | | | | | | | | | | | | | - | | | | - |
| 10/S | RCD Module (Split Board) | | | | | | | | | | | | | | | | - | | | | - |
| 11/S | ROOM HEATER | 60898 MCB | B | 20 | 10 | 2.30 | B | 2.5 | 1.5 | N/A | N/A | 0.29 | N/A | N/A | 999 | 999 | ✓ | 37 | 15 | ✓ | NO |
| 12/S | WATER HEATER | 60898 MCB | B | 32 | 10 | 1.44 | B | 6 | 2.5 | N/A | N/A | 0.19 | N/A | N/A | 999 | 999 | ✓ | 37 | 15 | ✓ | NO |
| 13/S | Lights | 60898 MCB | B | 6 | 10 | 7.67 | B | 1.5 | 1 | N/A | N/A | 0.24 | N/A | N/A | 999 | 999 | ✓ | 37 | 15 | ✓ | NO |
| 14/S | SPARE | | | | | | | | | | | | | | | | - | | | | - |

Test Instruments

| | | | | | | | | | |
|-----------------------------|----------|-----------------------|----------|------------|----------|----------------------------|----------|-----|----------|
| Multifunctional | 06060796 | Insulation resistance | 06060796 | Continuity | 06060796 | Earth Fault loop impedance | 06060796 | RCD | 06060796 |
| TESTED BY: Name Nilay Patel | | Date 28/06/2016 | | | | | | | |

ELECTRICAL INSTALLATION CERTIFICATE GUIDANCE NOTES FOR RECIPIENTS

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)

ELECTRICAL INSTALLATION CERTIFICATE

GUIDANCE NOTES FOR RECIPIENTS

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.

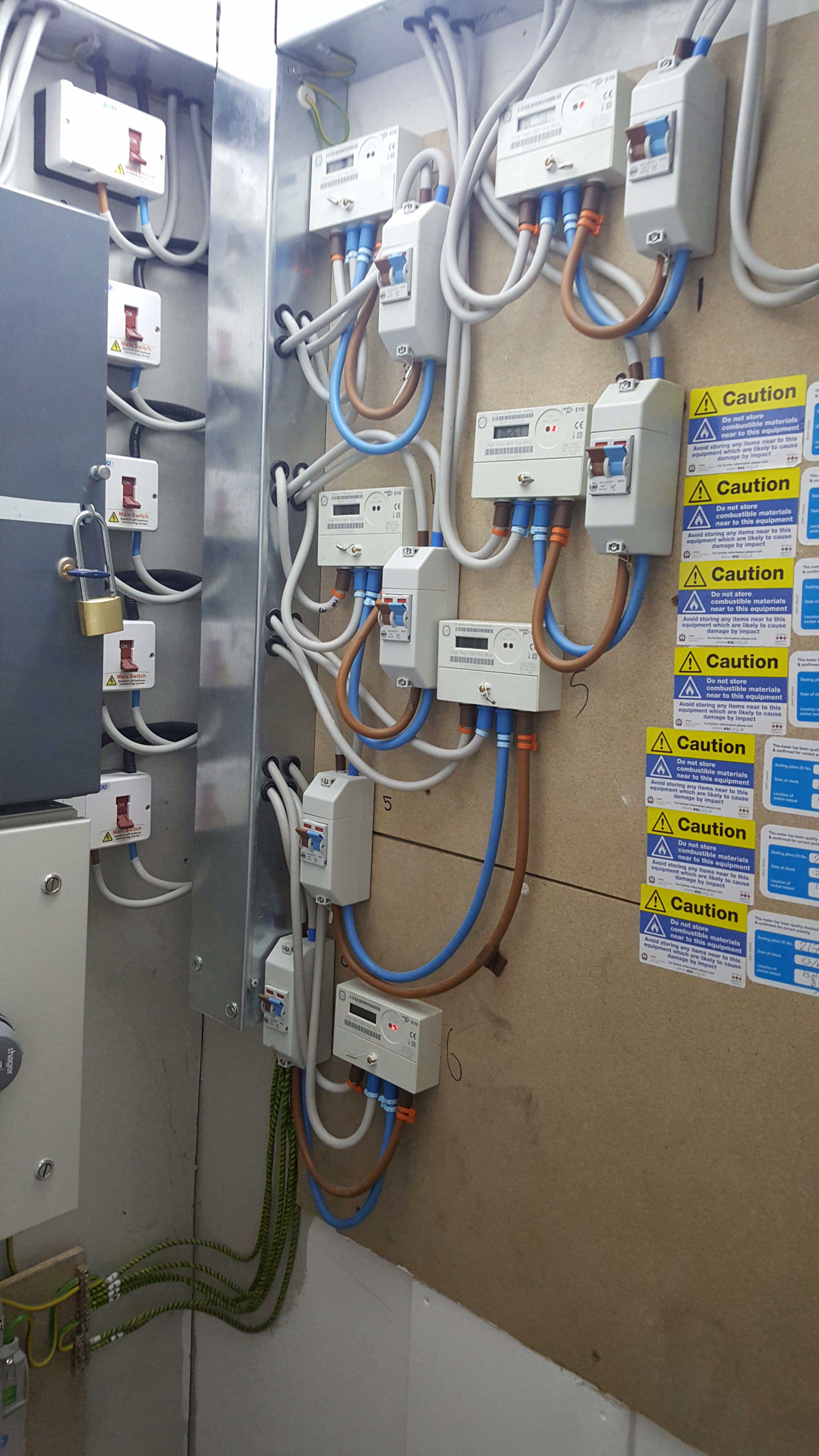
$Z_s = Z_e + (R_1 + R_2)$. Zs should be less than the values given in Appendix 2 of the On-Site Guide.

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



ESCO
Main Switch
Switch off before
removing cover

ESCO
Main Switch
Switch off before
removing cover

ESCO
Main Switch
Switch off before
removing cover

ESCO
Main Switch
Switch off before
removing cover

ESCO
Main Switch
Switch off before
removing cover

ESCO
E110
10A
100V
1000Wh

ESCO
E110
10A
100V
1000Wh

ESCO
E110
10A
100V
1000Wh

ESCO
E110
10A
100V
1000Wh

ESCO
E110
10A
100V
1000Wh

ESCO
E110
10A
100V
1000Wh

ESCO
E110
10A
100V
1000Wh

ESCO
E110
10A
100V
1000Wh

ESCO
E110
10A
100V
1000Wh

Caution
Do not store
combustible materials
near to this equipment
Avoid storing any items near to this
equipment which are likely to cause
damage by impact

Caution
Do not store
combustible materials
near to this equipment
Avoid storing any items near to this
equipment which are likely to cause
damage by impact

Caution
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damage by impact

Caution
Do not store
combustible materials
near to this equipment
Avoid storing any items near to this
equipment which are likely to cause
damage by impact

This meter has been quality
& confirmed for correct po
Sealing plate ID No. []
Date of check []
Location of meter tested []

This meter has been quality
& confirmed for correct po
Sealing plate ID No. []
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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
Sovereign House
1 Albert Place
London
N3 1QB

Contact: Adam Glen
Tel: 0208 359 4500
Email: street.naming@barnet.gov.uk
Date: 12/09/16
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