

Electrical Installation Condition Report

Requirements for Electrical Installations - BS 7671:2018+A2:2022
(IET Wiring Regulations 18th Edition)

Guidance for recipients:

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

1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).
2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.
3. The person ordering the Report should have received the original Report and the inspector should have retained a duplicate.
4. The original Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner / occupier with details of the condition of the electrical installation at the time the Report was issued.
5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.
7. For items classified in Section K as **C1 (“Danger Present”)**, the safety of those using the installation is at risk, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
8. For items classified in Section K as **C2 (“Potentially Dangerous”)**, the safety of those using the installation may be at risk and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in Section K that an observation requires further investigation **code FI** the inspection has revealed an apparent deficiency which may result in a code C1 or C2 could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
10. **For safety reasons**, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons competent in such work. The recommended date by which the next inspection is due is stated in Section F of the Report under ‘Recommendations’ and on a label at or near to the consumer unit /distribution board (where required).
11. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked ‘T’ or ‘Test’. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. **For safety reasons it is important that this instruction is followed.**
12. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer’s instructions shall be followed with respect to test button operation.
13. Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer’s information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.
14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

ELECTRICAL INSTALLATION CONDITION REPORT

FT/EICR

2670000213308

for Industrial/Commercial Premises

Requirements for Electrical Installations
BS 7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)

A. Details of the Installation

Client	UPP Residential Services Ltd	Installation	Swansea University Bay Campus
Address	First Floor 12 Arthur Street London	Address	Reception - Ground Floor Tower Information Centre Fabian Way, Crymlyn Burrows Swansea
Postcode	EC4R 9AB	Postcode	SA1 8EN

B. Reason for Producing this Report

This form is to be used only for reporting on the condition of an existing installation.

Essential information requested by the client in accordance with the electricity at work regulations 1989.

Date(s) on which the inspection and testing were carried out to

C. Details of Installation which is the Subject of this Report

Description of premises Domestic Commercial Industrial Other (please specify)

Estimated age of the wiring system years

Evidence of alterations or addition Yes No Not apparent if 'Yes', estimated years

Records of installation available Yes No Records held by

Date of last inspection Electrical Installation Certificate No. or previous Inspection Report No.

D. Extent of Electrical Installation Covered by this Report:

Testing of all sub mains, lighting and power circuits, within the constraints of the agreed limitations.

Agreed Limitations and Operational Limitations (Regulations 653.2)

Unable to access the sealed supply device characteristics. Ze and Ipf have been taken as close to the origin as possible. Insulation resistance testing has been carried out to regulation 612.3.3 on circuits where it was impracticable to disconnect load. Unable to test equipment where access is limited by height, furniture, machinery or stock.

Agreed with: Extent of Termination Sampling: The inspection and testing detailed within this report and accompanying schedule has been carried out in accordance with BS 7671: 2018 (IET Wiring Regulations) amended to

It should be noted that cables concealed within trunkings and conduits, under floors, in roof spaces and generally within the fabric of the building or underground have NOT been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

E. Summary of the Condition of the Installation

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

SATISFACTORY *UNSATISFACTORY

General conditions of the installation (in terms of electrical safety)

The Mains Electrical Incomer is in the Ground Floor Switch Room. The Incoming Supply is TN-C-S. The 1st Item of Equipment is MPB Sub Mains in SWA to the Rising Main Bus Bar and DB CL1.

Final circuits from Distribution Boards Installed are generally PVC/PVC T&E in Trunking and on Basket Tray. The Installation is --Please see Continuation Page--

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

F. Recommendations

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY I/we recommend that any observations classified as 'Danger present' (code C1) or 'Potential dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further Investigation required' (code F1). Observations classified as 'Improvement recommended' (code C3) should be given due consideration. Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by (date) for the following reasons:

See Observations

G. Declaration

I/we being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.

Company	Inspected and tested by	Authorised for issue by
PHS Compliance	Peter Hughes	Nigel Carvell
Address		
Kid Glove Road, Golborne, Warrington,	Electrical Test Engineer	Technical Auditor
Postcode	28/07/2023	26/09/2023
WA3 3GR		
Branch No.		
Scheme No.		

EICRs are produced by a UKAS accredited inspection body, No. 0433

H. Schedule(s)

 schedule(s) of inspection and schedule(s) of Circuit Details and Test Results are attached.

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

ELECTRICAL INSTALLATION CONDITION REPORT

FT/EICR

2670000213308

for Industrial/Commercial Premises

Requirements for Electrical Installations
BS 7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)



I. Supply Characteristics and Earthing Arrangements

Earthing Arrangements TN-S TN-C-S TT Other Please specify

Number & Type of live conductors AC DC No. of phases No. of wires

Nature of Supply Parameters (Note: ⁽¹⁾ by enquiry, ⁽²⁾ by enquiry or by measurement)

Nominal voltage, U/U₀ ⁽¹⁾ V Nominal frequency, f⁽¹⁾ Hz Confirmation of supply polarity

Prospective fault current, I_{pf} ⁽²⁾ kA External loop impedance, Z_e ⁽²⁾ Ω

Supply Protective Device BS (EN) Type Rated Current A

No. of Additional Supplies

J. Particulars of Installation Referred to in this Report

Means of Earthing

Details of installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc)

Location Electrode resistance to earth Ω Distributors facility Installation Earth Electrode

Maximum Demand (load) Amps KVA

Main Protective Conductors	Material	csa	(✓) or Value	(✓) or Value
Earthing Conductor	Copper	<input type="text" value="150"/> mm ²	Continuity Verified <input checked="" type="checkbox"/>	<input type="text"/> Ω Connection Verified <input checked="" type="checkbox"/>
Protective Bonding Conductor	Copper	<input type="text" value="50"/> mm ²	Continuity Verified <input checked="" type="checkbox"/>	<input type="text"/> Ω Connection Verified <input checked="" type="checkbox"/>

Main Supply Conductor Material csa mm² (connection / continuity) (✓) or Value (✓) or Value

Main Switch Location Water installation Ω To structural steel Ω

Fuse/device rating or setting LIM A Voltage rating V Gas installation pipes Ω To lightning protection Ω

If RCD main switch: Rated residual operating current I Δn mA Oil installation pipes Ω Other Ω

BS(EN) No. of Poles Current Rating A Rated time delay ms Measured operating trip time ms

K. Observations

Explanation of codes

Referring to the attached inspection schedule(s) and schedule(s) of circuit details and test results, and subject to the limitations specified at the Extent and limitations of inspection and testing Section D.

- No remedial work required
- The following observations are made

C1	Danger present. Risk of Injury. Immediate remedial action required.
C2	Potentially dangerous. Urgent remedial action required.
C3	Improvement recommended.
FI	Further Investigation required without delay

Item No.	Observations	Code
1	Observation: A detailed legible diagram, chart or table or equivalent form of information has not been provided in the vicinity of the distribution board indicating type and composition of circuits as well as other relevant information. Location: All DB's Regulation: 514.9.1	C3
2	Observation: Minor Damage to DB, Clip to hold cover for RCBO access missing Location: DB CL1 Regulation: 416.2.3	C3
3	Observation: Minor Damage to but not serious. Flat 8 Kitchen Location: DB CL 8 Cct 11 Switch for Cooker Hood, Face Cracked Regulation: 416.2.3	C3
4	Observation: Conduit Box and Lid Damaged, Behind Fridge. Location: DB CL 8 Cct 10 Sockets Kitchen LHS Regulation: 521.10.1	C3
5	Observation: Minor Damage to but not serious. Flat 10 Kitchen Location: DB CL 10 Cct 10 Switch for Cooker Hood, Face Cracked LHS Regulation: 416.2.3	C3
6	Observation: Minor Damage to but not serious. Flat 10 Kitchen Location: DB CL 10 Cct 11 Switch for Cooker Hood, Face Cracked RHS Regulation: 416.2.3	C3
7	Observation: Screws missing from DB cover, cover still secure. Location: DB LL 1 L Regulation: 416.2.3	C3
8	Observations: There is no RCD protection in place as an additional requirement for circuits supplying socket outlets not exceeding 32A . It is recommended that 30mA RCD,s are installed to provide additional protection.This requirement can be negated for non-domestic dwellings provided that a documented risk assessment determines that RCD protection is not necessary . Location: DB LL 1 P Cct 2L2 CDO Socket Regulation: 411.3.3	C3
9	Observations: There is no RCD protection in place as an additional requirement for circuits supplying socket outlets not exceeding 32A . It is recommended that 30mA RCD,s are installed to provide additional protection.This requirement can be negated for non-domestic dwellings provided that a documented risk assessment determines that RCD protection is not necessary . Location: DB LL 1 P Cct 3L2 CDO Socket Regulation: 411.3.3	C3

ELECTRICAL INSTALLATION CONDITION REPORT

FT/EICR

2670000213308

for Industrial/Commercial Premises

Requirements for Electrical Installations
BS 7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)

Item No.	Observations	Code
10	Observations: There is no RCD protection in place as an additional requirement for circuits supplying socket outlets not exceeding 32A. It is recommended that 30mA RCD.s are installed to provide additional protection. This requirement can be negated for non-domestic dwellings provided that a documented risk assessment determines that RCD protection is not necessary. Location: DB LL 1 P Cct 4L2 CDO Socket Regulation: 411.3.3	C3
11	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 1. 2 Socket Circuits Regulation: 421.1.7	C3
12	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 1/1/2/3/4/5/6/7/8 1 Socket Circuit Per DB, 8 DB's Regulation: 421.1.7	C3
13	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 2. 2 Socket Circuits Regulation: 421.1.7	C3
14	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 2/1/2/3/4/5/6/7/8/9/10 1 Socket Circuit Per DB, 10 DB's Regulation: 421.1.7	C3
15	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB LL 1 P. 7 Socket Circuits Regulation: 421.1.7	C3
16	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 3. 2 Socket Circuits Regulation: 421.1.7	C3
17	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 3/1/2/3/4/5/6/7/8/9/10 1 Socket Circuit Per DB, 10 DB's Regulation: 421.1.7	C3
18	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 4. 2 Socket Circuits Regulation: 421.1.7	C3
19	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 4/1/2/3/4/5/6/7/8/9/10 1 Socket Circuit Per DB, 10 DB's Regulation: 421.1.7	C3
20	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 5. 2 Socket Circuits Regulation: 421.1.7	C3
21	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 5/1/2/3/4/5/6/7/8/9/10 1 Socket Circuit Per DB, 10 DB's Regulation: 421.1.7	C3
22	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB LL 2 P. 3 Socket Circuits Regulation: 421.1.7	C3
23	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 6. 2 Socket Circuits Regulation: 421.1.7	C3
24	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB CL 6/1/2/3/4/5/6/7/8/9/10 1 Socket Circuit Per DB, 10 DB's Regulation: 421.1.7	C3
25	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: DB PL P. 1 Socket Circuit Regulation: 421.1.7	C3

ELECTRICAL INSTALLATION CONDITION REPORT

FT/EICR

2670000213308

for Industrial/Commercial Premises

Requirements for Electrical Installations
BS 7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)



Item No.	Observations	Code
26	Observation: There is no label to BS 951 present at the termination of Dry Riser. Location: Dry Riser Regulation: 514.13.1	C3
27	Observation: Minor Damage to but not serious. Flat 6 Kitchen Location: DB CL 6 Cct 10 Switch for Cooker Hood, Face Cracked Regulation: 416.2.3	C3

One of the following codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1 Danger present. Risk of Injury. Immediate remedial action required.	0
C2 Potentially dangerous. Urgent remedial action required.	0
C3 Improvement recommended.	27
F1 Further Investigation required without delay	0

The above values are a total count of Observation per outcome

for Industrial/Commercial Premises



Requirements for Electrical Installations
BS7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)

Outcomes

Acceptable condition:	Unacceptable condition: State	Improvement recommended:	Further Investigation:	Not Verified:	Limitation:	Not Applicable:	Inadequacies: (Items 1.1 - 1.1.5 Only)
✔	C1 or C2	C3	FI	△	L	N/A	✘

Item No.	Description	Outcome
----------	-------------	---------

1.0 INTAKE EQUIPMENT (VISUAL INSPECTION ONLY);

1.1	Service cable	✔
1.1.1	Service head	✔
1.1.2	Earthing arrangement	✔
1.1.3	Meter tails	✔
1.1.4	Metering equipment	✔
1.1.5	Isolator (where present)	✔
1.1.6	Person ordering work/dutyholder notified (Delete as appropriate) NOTE 1 Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and/or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. NOTE 2 For this section only, where inadequacies are found, an X should be put against the appropriate item and a comment made in Section K	✔
1.2	Consumer's Isolator (where present)	✔
1.3	Consumer's meter tails	✔

2.0 PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES

2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
2.2	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A

3.0 AUTOMATIC DISCONNECTION OF SUPPLY

3.1	Main earthing/bonding arrangements (411.3; Chap 54)	✔
3.1.1	Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✔
3.1.2	Presence of installation earth electrode arrangement (542.1.2.3)	N/A
3.1.3	Adequacy of earthing conductor size (542.3; 543.1.1)	✔
3.1.4	Adequacy of earthing conductor connections (542.3.2)	✔
3.1.5	Accessibility of earthing conductor connections (543.3.2)	✔
3.1.6	Adequacy of main protective bonding conductor sizes (544.1)	✔
3.1.7	Adequacy and location of main protective bonding conductor connections (543.3.2; 544.1.2)	✔
3.1.8	Accessibility of all protective bonding connections (543.3.2)	✔
3.1.9	Provision of earthing/bonding labels at all appropriate locations (514.13)	C3
3.2	FELV - requirements satisfied (411.7; 411.7.1)	N/A

4.0 OTHER METHODS OF PROTECTION (where any of the methods listed below are employed details should be provided on separate sheets)

4.1	Non-conducting location (418.1)	N/A
4.2	Earth-free local equipotential bonding (418.2)	N/A
4.3	Electrical separation (Section 413; 418.3)	N/A
4.4	Double insulation (Section 412)	N/A
4.5	Reinforced insulation (Section 412)	N/A

5.0 DISTRIBUTION EQUIPMENT

5.1	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✔
5.2	Security of fixing (134.1.1)	✔
5.3	Condition of insulation of live parts (416.1)	✔
5.4	Adequacy/security of barriers (416.2)	C3
5.5	Condition of enclosure(s) in terms of IP rating etc (416.2)	✔
5.6	Condition of enclosure(s) in terms of fire rating etc. (421.1.6; 421.1.201; 526.5)	✔
5.7	Enclosure not damaged/deteriorated so as to impair safety (651.2)	✔
5.8	Presence and effectiveness of obstacles (417.2)	✔
5.9	Presence of main switch(es), linked where required (462.1; 462.1.201; 462.2)	✔
5.10	Operation of main switch(es) (functional check) (643.10)	✔
5.11	Manual operation of circuit-breakers RCDs and AFDDs to prove functionality (643.10)	✔
5.12	Confirmation that integral test button/switch causes RCD(s) to trip when operated (functional check) (643.10)	✔
5.13	RCD(s) provided for fault protection – includes RCBO(s) (411.4.204; 411.5.2; 531.2)	✔
5.14	RCD(s) provided for additional protection / requirements, where required - includes RCBO(s) (411.3.3; 415.1)	C3
5.15	Presence of RCD six-monthly test notice at or near equipment, where required (514.12.2)	✔
5.16	Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1)	C3
5.17	Presence of alternative supply warning notice at or near equipment, where required (514.15)	N/A
5.18	Presence of next inspection recommendation label (514.12.1)	✔
5.19	Presence of other required labelling (please specify) (Section 514)	✔

for Industrial/Commercial Premises



**Requirements for Electrical Installations
BS7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)**

5.20	Compatibility of protective devices, bases and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)(411.3.2; 411.4; 411.5; 411.6; Sections 432; 433)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
5.0 DISTRIBUTION EQUIPMENT CONT.		
5.22	Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.5; 522.8.11)	✓
5.23	Protection against electromagnetic effects where cables enter ferromagnetic enclosures (521.5.1)	✓
6.0 DISTRIBUTION CIRCUITS		
6.1	Identification of conductors (514.3.1)	✓
6.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	✓
6.3	Condition of insulation of live parts (416.1)	✓
6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. (521.10.1)	C3
6.5	Suitability of containment systems for continued use (including flexible conduit) (Section 522)	✓
6.6	Cables correctly terminated in enclosures (Section 526)	✓
6.7	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
6.8	Examination of cables for signs of unacceptable thermal or mechanical damage/deterioration (421.1; 522.6)	✓
6.9	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
6.10	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
6.11	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	✓
6.12	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
6.13	Cable installation methods/practices with regard to the type and nature of installation and external influences (Section 522)	✓
6.14	Where exposed to direct sunlight, cable of a suitable type (522.11.1)	✓
6.15 CABLES CONCEALED UNDER FLOORS, ABOVE CEILINGS, IN WALLS/PARTITIONS LESS THAN 50 MM FROM A SURFACE, AND IN PARTITIONS CONTAINING METAL PARTS		
6.15.1	Installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	▲
6.15.2	Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.204)	▲
6.16	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
6.17	Band II cables segregated/separated from Band I cables (528.1)	✓
6.18	Cables segregated/separated from non-electrical services (528.3)	✓
6.19	Condition of circuit accessories (651.2)	C3
6.20	Suitability of circuit accessories for external influences (512.2)	✓
6.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
6.22	Adequacy of connections, including cpc's, within accessories and to fixed and stationary equipment – identify/ record numbers and locations of items inspected (Section 526)	✓
6.23	Presence, operation and correct location of appropriate devices for isolation and switching (Chapter 46; Section 537)	✓
6.24	General condition of wiring systems (651.2)	C3
6.25	Temperature rating of cable insulation (522.1.1; Table 52.1)	✓
7.0 CONSUMER UNIT/DISTRIBUTION BOARD		
7.1	Adequacy of working space / accessibility to consumer unit/distribution board (132.12; 513.1)	✓
7.2	Security of fixing (134.1.1)	✓
7.3	Condition of enclosure(s) in terms of IP rating (barriers etc.)(416.2)	✓
7.4	Condition of enclosure(s) in terms of fire rating etc (421.1.6; 421.1.201; 526.5)	✓
7.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	✓
7.5.1	Presence and effectiveness of obstacles (417.2)	✓
7.6	Presence of main switch(es), linked where required (462.1; 462.1.201; 462.2)	✓
7.7	Operation of main switch(es) (functional check) (643.10)	✓
7.8	Manual operation of circuit-breakers, RCD(s) and AFDD's to prove functionality (643.10)	✓
7.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓
7.10	Presence of RCD six-monthly test notice at or near equipment, where required (514.12.2)	✓
7.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
7.12	Presence of other required labelling (Please specify) Section 514)	✓
7.13	Compatibility of protective devices, bases and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432; 433)	✓
7.14	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3))	✓
7.15	Protection against mechanical damage where cables enter distribution board (522.8.1; 522.8.5; 522.8.11)	✓
7.16	Protection against electromagnetic effects where cables enter distribution board (521.5.1)	✓
7.17	RCD(s) provided for fault protection – includes RCBO(s)(411.4.204; 411.5.2; 531.2)	N/A
7.18	RCD(s) provided for additional protection/requirements, where required - includes RCBO(s) (411.3.3; 415.1)	✓
7.19	Confirmation of indication that SPD is functional (651.4)	✓
7.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
7.21	Adequate arrangements where a generating set operates as a switched alternative to public supply (551.6)	N/A

for Industrial/Commercial Premises



**Requirements for Electrical Installations
BS7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)**

7.22	Adequate arrangements where a generating set operates in parallel with public supply (551.7)	NA
8.0 FINAL CIRCUITS		
8.1	Identification of conductors (514.3.1)	✓
8.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	✓
8.3	Condition of insulation of live parts (416.1)	✓
8.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. (521.10.1)	✓
8.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	✓
8.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
8.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
8.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
8.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	✓
8.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓
8.10	Cables Concealed Under Floors, Above Ceilings Or In Walls/ Partitions, Adequately Protected Against Damage (522.3.201, 202, 203, 204)	▲
8.10.1	Installed in prescribed zones (see Section D. Extent and limitation) (522.6.201, 204)	▲
8.10.2	Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.201; 522.6.204)	▲
8.12 PROVISION OF ADDITIONAL PROTECTION/REQUIREMENTS BY 30 mA RCD		
8.12.1	For all socket-outlets of rating 32 A or less unless an exception is permitted (411.3.3)	✓
8.12.2	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	NA
8.12.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	✓
8.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	✓
8.12.5	Final circuits supplying luminaries within domestic (household) premises (411.3.4)	NA
8.12.6	For lighting that is accessible to the public (714.411.3.4)	NA
8.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
9.0 FINAL CIRCUITS CONT.		
9.14	Band II cables segregated/separated from Band I cables (528.1)	✓
9.15	Cables segregated/separated from communications cabling (528.2)	✓
9.16	Cables segregated/separated from non-electrical services (528.3)	✓
9.17	Terminations of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)	✓
9.17.1	Connection soundly made and under no undue strain (526.6)	✓
9.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	✓
9.17.3	Connections of live conductors adequately enclosed (526.5)	✓
9.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	✓
9.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2 (v))	✓
9.19	Suitability of accessories for external influences (512.2)	✓
9.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
9.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
10.1 ISOLATOR (SECTIONS 460; 537)		
10.1.1	Presence and condition of appropriate devices (Section 462; 537.2.7)	✓
10.1.2	Acceptable location – state if local or remote from equipment in question (Section 462; 537.2.7)	✓
10.1.3	Capable of being secured in the OFF position (462.3)	✓
10.1.4	Correct operation verified (643.10)	✓
10.1.5	Clearly identified by position and/or durable marking (537.2.6)	✓
10.1.6	Warning label posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.1.2)	✓
10.2 SWITCHING OFF FOR MECHANICAL MAINTENANCE (SECTION 464; 537.3.2)		
10.2.1	Presence and condition of appropriate devices (464.1; 527.3.2)	✓
10.2.2	Acceptable location – state if local or remote from equipment in question (537.3.2.4)	✓
10.2.3	Capable of being secured in the OFF position (462.3)	✓
10.2.4	Correct operation verified (643.10)	✓
10.2.5	Clearly identified by position and/or durable marking (537.3.2.4)	✓
10.3 EMERGENCY SWITCHING/STOPPING (SECTION 465; 537.3.3)		
10.3.1	Presence and condition of appropriate devices (Section 465; 537.3.3; 537.4)	NA
10.3.2	Readily accessible for operation where danger might occur (537.3.3.6)	NA
10.3.3	Correct operation verified (643.10)	NA
10.3.4	Clearly identified by position and/or durable marking (537.3.3.6)	NA
10.4 FUNCTIONAL SWITCHING (SECTION 463; 537.3.1)		
10.4.1	Presence and condition of appropriate devices (537.3.1.1; 537.3.1.2)	✓
10.4.2	Correct operation verified (537.3.1.1; 537.3.1.2)	✓
11.0 CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)		
11.1	Condition of equipment in terms of IP rating etc (416.2)	✓
11.2	Equipment does not constitute a fire hazard (Section 421)	✓

for Industrial/Commercial Premises



Requirements for Electrical Installations
BS7671:2018+A2:2022 (IET Wiring Regulations 18th Edition)

11.3	Enclosure not damaged/deteriorated so as to impair safety (134.1.1; 416.2; 512.2)	✓
11.4	Suitability for the environment and external influences (512.2)	✓
11.5	Security of fixing (134.1.1)	✓
11.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: List number and location of luminaires inspected (separate page) (527.2)	⚠
11.7 RECESSED LUMINAIRES (DOWNLIGHTERS)		
11.7.1	Correct type of lamps fitted (559.3.1)	✓
11.7.2	Installed to minimize build-up of heat by use of "fire rated" fittings, insulation displacement box or similar (421.1.2)	✓
11.7.3	No signs of overheating to surrounding building fabric (559.4.1)	✓
11.7.4	No signs of overheating to conductors/terminations (526.1)	✓
12.0 PART 7 SPECIAL INSTALLATIONS OR LOCATIONS		
12.1	If any special installations or locations are present, list the particular inspections applied.	✓
13.0 PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)		
13.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.	NA

Inspector's Name:

Signature: 

Date:

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308

for Industrial/Commercial Premises



Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3 <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Location Flat 1 Kitchen Designation DB CL 1 No. of ways 18		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from Sub Mains(MPB, 1/L1) No. of phases 1 BS(EN) 60947 MCCB Type Rating 63 A Nominal voltage 400 V RCD BS(EN) N/A Type Rating IΔn mA	
---	--	--	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method j:	No. of points served	Circuit conductors csa (mm²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Lights Rooms 1, 2, 3	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L1	Lights Rooms 7, 8	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
3/L1	Lights Rooms 4, 5, 6	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
4/L1	Lights Kitchen	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
5/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/L1	Sub Mains(DB CL 1/4, DB CL 1/5, DB CL 1/6)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
7/L1	Sub Mains(DB CL 1/7, DB CL 1/8)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
8/L1	Sub Mains(DB CL 1/2, DB CL 1/1, DB CL 1/3)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
9/L1	Cooker Kitchen LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
10/L1	Cooker Kitchen RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
11/L1	Sockets Kitchen RHS	A3	B	6	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
12/L1	Sockets Kitchen LHS	A3	B	3	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
13/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 ‡: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308



for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Flat 1 Kitchen	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 1	Z _{db}	0.09 Ω Operating at IΔn N/A ms
No. of ways	18 <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf}	2.59 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	1 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω				Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing	Manual test button operation				
	Ring final circuits only			Fig 8 Check (✓)	R1R2 or R2		Test voltage V				L/L, L/N M(Ω)	L/E, N/E M(Ω)	All RCDs IΔn ms	RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2									
1/L1	N/A	N/A	N/A	N/A	0.50	N/A	250	>999	>999	✓	0.63	28.0	✓	N/A	
2/L1	N/A	N/A	N/A	N/A	0.55	N/A	250	>999	>999	✓	0.67	29.2	✓	N/A	
3/L1	N/A	N/A	N/A	N/A	0.71	N/A	250	>999	>999	✓	0.84	28.8	✓	N/A	
4/L1	N/A	N/A	N/A	N/A	0.46	N/A	250	>999	>999	✓	0.58	28.4	✓	N/A	
5/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
6/L1	0.23	0.24	0.36	✓	0.15	N/A	250	>999	>999	✓	0.26	28.6	✓	N/A	
7/L1	0.20	0.19	0.33	✓	0.13	N/A	250	>999	>999	✓	0.22	28.6	✓	N/A	
8/L1	0.33	0.31	0.51	✓	0.21	N/A	250	>999	>999	✓	0.30	28.8	✓	N/A	
9/L1	N/A	N/A	N/A	N/A	0.11	N/A	250	>999	>999	✓	0.22	28.4	✓	N/A	
10/L1	N/A	N/A	N/A	N/A	0.13	N/A	250	>999	>999	✓	0.25	28.0	✓	N/A	
11/L1	0.21	0.21	0.34	✓	0.14	N/A	250	>999	>999	✓	0.25	28.2	✓	N/A	
12/L1	0.27	0.26	0.44	✓	0.18	N/A	250	>999	>999	✓	0.29	28.7	✓	N/A	
13/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
14/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
15/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
16/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
17/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
18/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	28/07/2023	To	28/07/2023
		Date(s) live testing	28/07/2023	To	28/07/2023
Test instrument serial number(s)					
Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109
		RCD	102133109	E/Electrode	102133109
Tested by: Name (capital letters)		PETER HUGHES		Signature	
Position	Electrical Test Engineer	Date	28/07/2023		

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308

for Industrial/Commercial Premises



Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3 <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Location <input type="text" value="Electrical Riser Schneider"/> Designation <input type="text" value="DB Rising Bus Bar"/> No. of ways <input type="text" value="10"/>		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from <input type="text" value="Sub Mains(MPB, 2/TP)"/> No. of phases <input type="text" value="3"/> BS(EN) <input type="text" value="60947 MCCB"/> Type <input type="text"/> Rating <input type="text" value="160"/> A Nominal voltage <input type="text" value="400"/> V RCD BS(EN) <input type="text" value="N/A"/> Type <input type="text" value="N/A"/> Rating <input type="text" value="N/A"/> IΔn mA	
--	--	--	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method j:	No. of points served	Circuit conductors csa (mm²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other §	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Sub Mains(DB CL 2)	G2	E	1	16	16	5	60947 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
1/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2/TP	Sub Mains(DB LL 1 P, DB LL 1 L)	G2	E	1	25	16	5	60947 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
3/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L2	Sub Mains(DB CL 3)	G2	E	1	16	16	5	60947 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
4/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/L1	Sub Mains(DB CL 5)	G2	E	1	16	16	5	60947 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
5/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/L3	Sub Mains(DB CL 4)	G2	E	1	16	16	5	60947 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
6/TP	Sub Mains(DB LL2/L, DB LL2/P)	G2	E	1	25	16	5	60947 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
7/L1	Lift	G2	E	1	10	10	0.4	60947 MCCB	N/A	32	35	0.83	N/A	N/A	N/A	N/A
7/L2	Sub Mains(DB CL 6)	G2	E	1	16	16	5	60947 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
7/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/TP	MSCP	G2	E	1	16	16	0.4	60947 MCCB	N/A	20	35	1.34	N/A	N/A	N/A	N/A
9/TP	Sub Mains(DB PL/L, DB PL/P)	G2	E	1	16	16	5	60947 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
10/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 j: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308

for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)



Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Electrical Riser Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB Rising Bus Bar	Z _{db}	0.07 Ω Operating at IΔn N/A ms
No. of ways	10 <input checked="" type="checkbox"/> Supply polarity confirmed <input checked="" type="checkbox"/> Phase sequence confirmed	I _{pf}	5.46 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	3 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation	
	Ring final circuits only			Fig 8 check (✓)	R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)				RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2								
1/L1	N/A	N/A	N/A	N/A	0.01	N/A	250	>999	>999	✓	0.08	N/A	N/A	N/A
1/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2/TP	N/A	N/A	N/A	N/A	0.01	N/A	250	>999	>999	✓	0.06	N/A	N/A	N/A
3/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L2	N/A	N/A	N/A	N/A	0.02	N/A	250	>999	>999	✓	0.11	N/A	N/A	N/A
4/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.11	N/A	N/A	N/A
5/L1	N/A	N/A	N/A	N/A	0.02	N/A	250	>999	>999	✓	0.10	N/A	N/A	N/A
5/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/L3	N/A	N/A	N/A	N/A	0.01	N/A	250	>999	>999	N/A	0.09	N/A	N/A	N/A
6/TP	N/A	N/A	N/A	N/A	0.02	N/A	250	>999	>999	N/A	0.10	N/A	N/A	N/A
7/L1	N/A	N/A	N/A	N/A	LIM	N/A	LIM	LIM	LIM	LIM	LIM	N/A	N/A	N/A
7/L2	N/A	N/A	N/A	N/A	0.03	N/A	250	>999	>999	N/A	0.12	N/A	N/A	N/A
7/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/TP	N/A	N/A	N/A	N/A	0.04	N/A	250	>999	>999	✓	0.12	N/A	N/A	N/A
9/TP	N/A	N/A	N/A	N/A	0.2	N/A	250	>999	>999	✓	0.09	N/A	N/A	N/A
10/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	28/07/2023	To	28/07/2023
		Date(s) live testing	28/07/2023	To	28/07/2023
Test instrument serial number(s)					
Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109
RCD	102133109	E/Electrode	102133109		
Tested by: Name (capital letters)		PETER HUGHES		Signature	
Position		Electrical Test Engineer		Date	
				28/07/2023	

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308

for Industrial/Commercial Premises



Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Location Flat 2 Kitchen Designation DB CL 2 No. of ways 18		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from Sub Mains(DB Rising Bus Bar, 1/L1) No. of phases 1 BS(EN) 60947 MCCB Type N/A Rating 63 A Nominal voltage 400 V RCD BS(EN) N/A Type N/A Rating <input type="text"/> IΔn mA	
--	--	---	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method j:	No. of points served	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Lights Rooms 1, 2, 3	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L1	Lights Rooms 8, 9, 10	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
3/L1	Lights Rooms 6, 7	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
4/L1	Lights Rooms 4, 5	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
5/L1	Lights Kitchen	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
6/L1	Sub Mains(DB CL 2/3, DB CL 2/1, DB CL 2/2)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
7/L1	Sub Mains(DB CL 2/10, DB CL 2/8, DB CL 2/9)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
8/L1	Sub Mains(DB CL 2/7, DB CL 2/6)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
9/L1	Sub Mains(DB CL 2/5, DB CL 2/4)	A3	B	1	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
10/L1	Cooker Kitchen LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
11/L1	Cooker Kitchen RHS	A3	B	6	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
12/L1	Sockets Kitchen LHS	A3	B	3	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
13/L1	Sockets Kitchen RHS	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
14/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 j: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308



for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Flat 2 Kitchen	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 2	Z _{db}	0.08 Ω Operating at IΔn N/A ms
No. of ways	18 <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf}	2.77 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	1 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω				Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing	Manual test button operation				
	Ring final circuits only			E/F/g Check (✓)	R1R2 or R2		Test voltage V				L/L, L/N M(Ω)	L/E, N/E M(Ω)	All RCDs IΔn ms	RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2									
1/L1	N/A	N/A	N/A	N/A	0.52	N/A	250	>999	>999	✓	0.65	28.0	✓	N/A	
2/L1	N/A	N/A	N/A	N/A	0.55	N/A	250	>999	>999	✓	0.68	29.2	✓	N/A	
3/L1	N/A	N/A	N/A	N/A	0.72	N/A	250	>999	>999	✓	0.63	28.8	✓	N/A	
4/L1	N/A	N/A	N/A	N/A	0.58	N/A	250	>999	>999	✓	0.69	28.4	✓	N/A	
5/L1	N/A	N/A	N/A	N/A	0.39	N/A	250	>999	>999	✓	0.51	28.8	✓	N/A	
6/L1	0.26	0.27	0.38	✓	0.16	N/A	250	>999	>999	✓	0.27	28.6	✓	N/A	
7/L1	0.29	0.29	0.42	✓	0.18	N/A	250	>999	>999	✓	0.28	28.6	✓	N/A	
8/L1	0.24	0.24	0.38	✓	0.15	N/A	250	>999	>999	✓	0.25	28.8	✓	N/A	
9/L1	0.23	0.22	0.36	✓	0.15	N/A	250	>999	>999	✓	0.25	28.4	✓	N/A	
10/L1	N/A	N/A	N/A	N/A	0.12	N/A	250	>999	>999	✓	0.23	28.0	✓	N/A	
11/L1	N/A	N/A	N/A	N/A	0.14	N/A	250	>999	>999	✓	0.26	28.2	✓	N/A	
12/L1	0.20	0.21	0.31	✓	0.13	N/A	250	>999	>999	✓	0.25	28.7	✓	N/A	
13/L1	0.27	0.25	0.40	✓	0.17	N/A	250	>999	>999	✓	0.28	28.6	✓	N/A	
14/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
15/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
16/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
17/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
18/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	28/07/2023	To	28/07/2023
		Date(s) live testing	28/07/2023	To	28/07/2023
Test instrument serial number(s)					
Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109
		RCD	102133109	E/Electrode	102133109
Tested by: Name (capital letters)		PETER HUGHES		Signature	
Position		Electrical Test Engineer		Date	
		28/07/2023			

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308



for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3 <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Location Flat 2 Riser Room 3 Schneider Designation DB LL 1 L No. of ways 6		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from Sub Mains(DB Rising Bus Bar, 2/TP) No. of phases 3 BS(EN) Type Rating A Nominal voltage 400 V RCD BS(EN) N/A Type N/A Rating Δn mA	
---	--	---	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method	No. of points served	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Lights G/Flr Corridor	A3	B	17	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
1/L2	Lights F/Flr Corridor	A3	B	17	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
1/L3	Lights S/Flr Corridor	A3	B	17	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L1	Lights Main Switch Room	A3	B	2	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L2	Lights F/Flr Stairs	A3	B	7	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L3	Lights S/Flr Stairs	A3	B	7	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
3/L1	Lights G/Flr Stairs	A3	B	9	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
3/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L1	BUS Supply	A3	B	1	2.5	1.5	0.4	61009 RCD/RCBO	C	16	10	2.18	61009	AC	30	16
4/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 ‡: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308

for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)



Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case

Location: Flat 2 Riser Room 3 Schneider
 Designation: DB LL 1 L
 No. of ways: 6 Supply polarity confirmed Phase sequence confirmed
 No. of phases: 3 SPD: Operational status confirmed Not applicable

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

Associated RCD (if any): BS (EN) N/A
 Z_{db}: 0.06 Ω Operating at IΔn _____ ms
 I_{pf}: 8.2 kA No. of poles: N/A Time delay (if applicable): N/A

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω					Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation		
	Ring final circuits only			Fig 8 Check (✓)	R1R2 or R2		Test voltage V	L/L, L/N M(Ω)				L/E, N/E M(Ω)	RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2								
1/L1	N/A	N/A	N/A	N/A	0.82	N/A	250	>999	>999	✓	0.91	N/A	✓	N/A
1/L2	N/A	N/A	N/A	N/A	0.72	N/A	250	>999	>999	✓	0.80	N/A	✓	N/A
1/L3	N/A	N/A	N/A	N/A	0.88	N/A	250	>999	>999	✓	0.97	N/A	✓	N/A
2/L1	N/A	N/A	N/A	N/A	0.62	N/A	250	>999	>999	✓	0.71	N/A	✓	N/A
2/L2	N/A	N/A	N/A	N/A	0.58	N/A	250	>999	>999	✓	0.66	N/A	✓	N/A
2/L3	N/A	N/A	N/A	N/A	0.67	N/A	250	>999	>999	✓	0.75	N/A	✓	N/A
3/L1	N/A	N/A	N/A	N/A	0.62	N/A	250	>999	>999	✓	0.72	N/A	✓	N/A
3/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L1	N/A	N/A	N/A	N/A	0.46	N/A	250	>999	>999	✓	0.55	N/A	✓	N/A
4/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

Date(s) dead testing: 28/07/2023 To 28/07/2023
 Date(s) live testing: 28/07/2023 To 28/07/2023

Test instrument serial number(s): _____

Loop impedance: 102133109 Insulation resistance: 102133109 Continuity: 102133109 RCD: 102133109 E/Electrode: 102133109

Tested by: Name (capital letters) PETER HUGHES Signature: *Peter Hughes*
 Position: Electrical Test Engineer Date: 28/07/2023

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308

for Industrial/Commercial Premises



Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3 <input type="checkbox"/> N/A <input type="checkbox"/> Location Flat 2 Riser Room 3 Schneider Designation DB LL 1 P No. of ways 8		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from Sub Mains(DB Rising Bus Bar, 2/TP) No. of phases 3 BS(EN) Type Rating A Nominal voltage 400 V RCD BS(EN) N/A Type N/A Rating IΔn mA	
--	--	--	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method	No. of points served	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Sockets G/Flr Cleaners	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
1/L2	Sockets F/Flr Cleaners	A3	B	4	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
1/L3	Sockets S/Flr Cleaners	A3	B	4	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
2/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2/L2	CDO Socket Comms Room	A3	B	1	4	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
2/L3	Door Hold Open PSU F/Flr	A3	B	1	2.5	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
3/L1	Door Access PSU	A3	B	1	2.5	1.5	0.4	61009 RCD/RCBO	B	16	10	2.18	61009	AC	30	16
3/L2	CDO Socket Comms Room	A3	B	1	4	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
3/L3	Smoke Shaft AOD S/Flr	O2	B	1	2.5	2.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
4/L1	Auto Door G/Flr	A3	B	1	2.5	1.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
4/L2	CDO Socket Comms Room	A3	B	1	4	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
4/L3	Door Hold Open PSU S/Flr	A3	B	1	2.5	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
5/L1	Door Hold Open PSU S/Flr	A3	B	1	2.5	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
5/L2	Tubular Heater Mains Room	A3	B	1	4	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
5/L3	Smoke Shaft AOD F/Flr	O2	B	1	2.5	2.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
6/L1	Smoke Shaft AOD G/Flr	O2	B	1	2.5	2.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
6/L2	Sockets Main Switch Room	A3	B	4	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
6/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 ‡: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308

for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)



Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Flat 2 Riser Room 3 Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB LL 1 P	Z _{db}	0.06 Ω Operating at IΔn _____ ms
No. of ways	8 <input checked="" type="checkbox"/> Supply polarity confirmed <input checked="" type="checkbox"/> Phase sequence confirmed	I _{pf}	8.2 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	3 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation	
	Ring final circuits only			Fig 8 Check (✓)	R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)				RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2								
1/L1	0.66	0.65	1.06	✓	0.43	N/A	250	>999	>999	✓	0.52	28.2	✓	N/A
1/L2	0.38	0.38	0.60	✓	0.25	N/A	250	>999	>999	✓	0.34	29.0	✓	N/A
1/L3	0.57	0.58	0.91	✓	0.37	N/A	250	>999	>999	✓	0.45	28.8	✓	N/A
2/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2/L2	N/A	N/A	N/A	N/A	0.21	N/A	250	>999	>999	✓	0.29	N/A	N/A	N/A
2/L3	N/A	N/A	N/A	N/A	0.29	N/A	250	>999	>999	✓	0.38	N/A	N/A	N/A
3/L1	N/A	N/A	N/A	N/A	0.33	N/A	250	>999	>999	✓	0.42	28.6	✓	N/A
3/L2	N/A	N/A	N/A	N/A	0.19	N/A	250	>999	>999	✓	0.27	N/A	N/A	N/A
3/L3	N/A	N/A	N/A	N/A	0.33	N/A	250	>999	>999	✓	0.41	N/A	N/A	N/A
4/L1	N/A	N/A	N/A	N/A	0.36	N/A	250	>999	>999	✓	0.44	N/A	N/A	N/A
4/L2	N/A	N/A	N/A	N/A	0.18	N/A	250	>999	>999	✓	0.27	N/A	N/A	N/A
4/L3	N/A	N/A	N/A	N/A	0.28	N/A	250	>999	>999	✓	0.36	N/A	N/A	N/A
5/L1	N/A	N/A	N/A	N/A	0.30	N/A	250	>999	>999	✓	0.39	N/A	N/A	N/A
5/L2	N/A	N/A	N/A	N/A	0.24	N/A	250	>999	>999	✓	0.33	N/A	N/A	N/A
5/L3	N/A	N/A	N/A	N/A	0.23	N/A	250	>999	>999	✓	0.41	N/A	N/A	N/A
6/L1	N/A	N/A	N/A	N/A	0.30	N/A	250	>999	>999	✓	0.38	N/A	N/A	N/A
6/L2	0.32	0.32	0.52	✓	0.21	N/A	250	>999	>999	✓	0.29	28.2	✓	N/A
6/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	28/07/2023	To	28/07/2023
		Date(s) live testing	28/07/2023	To	28/07/2023
Test instrument serial number(s)					
Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109
		RCD	102133109	E/Electrode	102133109
Tested by: Name (capital letters)	PETER HUGHES		Signature		
Position	Electrical Test Engineer	Date	28/07/2023		

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308

for Industrial/Commercial Premises



Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Location Flat 3 Kitchen Designation DB CL 3 No. of ways 18		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from Sub Mains(DB Rising Bus Bar, 4/L2) No. of phases 1 BS(EN) Type Rating A Nominal voltage 230 V RCD BS(EN) N/A Type N/A Rating IΔn mA	
--	--	--	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method j:	No. of points served	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L2	Lights Rooms 1, 2, 3	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L2	Lights Rooms 8, 9, 10	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
3/L2	Lights Rooms 6, 7	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
4/L2	Lights Rooms 4, 5	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
5/L2	Lights Kitchen	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
6/L2	Sub Mains(DB CL 3/3, DB CL 3/1, DB CL 3/2)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
7/L2	Sub Mains(DB CL 3/10, DB CL 3/8, DB CL 3/9)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
8/L2	Sub Mains(DB CL 3/7, DB CL 3/6)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
9/L2	Sub Mains(DB CL 3/5, DB CL 3/4)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
10/L2	Cooker Kitchen LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
11/L2	Cooker Kitchen RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
12/L2	Sockets Kitchen LHS	A3	B	6	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
13/L2	Sockets Kitchen RHS	A3	B	10	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
14/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 ‡ See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308



for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Flat 3 Kitchen	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 3	Z _{db}	0.11 Ω Operating at IΔn _____ ms
No. of ways	18 <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf}	2.19 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	1 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω				Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation			
	Ring final circuits only			E _{ig8} check (✓)	R1R2 or R2		Test voltage V				L/L, L/N M(Ω)	L/E, N/E M(Ω)	RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2								
1/L2	N/A	N/A	N/A	N/A	0.77	N/A	250	>999	>999	✓	0.91	28.0	✓	N/A
2/L2	N/A	N/A	N/A	N/A	0.53	N/A	250	>999	>999	✓	0.66	29.2	✓	N/A
3/L2	N/A	N/A	N/A	N/A	0.49	N/A	250	>999	>999	✓	0.62	28.8	✓	N/A
4/L2	N/A	N/A	N/A	N/A	0.74	N/A	250	>999	>999	✓	0.88	28.4	✓	N/A
5/L2	N/A	N/A	N/A	N/A	0.49	N/A	250	>999	>999	✓	0.62	28.2	✓	N/A
6/L2	0.33	0.34	0.53	✓	0.22	N/A	250	>999	>999	✓	0.35	28.6	✓	N/A
7/L2	0.32	0.31	0.47	✓	0.20	N/A	250	>999	>999	✓	0.34	28.6	✓	N/A
8/L2	0.20	0.21	0.32	✓	0.13	N/A	250	>999	>999	✓	0.25	28.8	✓	N/A
9/L2	0.22	0.22	0.35	✓	0.14	N/A	250	>999	>999	✓	0.25	28.4	✓	N/A
10/L2	N/A	N/A	N/A	N/A	0.11	N/A	250	>999	>999	✓	0.24	28.0	✓	N/A
11/L2	N/A	N/A	N/A	N/A	0.12	N/A	250	>999	>999	✓	0.26	28.2	✓	N/A
12/L2	0.27	0.26	0.41	✓	0.17	N/A	250	>999	>999	✓	0.29	28.7	✓	N/A
13/L2	0.24	0.25	0.39	✓	0.16	N/A	250	>999	>999	✓	0.27	28.8	✓	N/A
14/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	31/07/2023	To	31/07/2023
		Date(s) live testing	31/07/2023	To	31/07/2023
Test instrument serial number(s)					
Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109
		RCD	102133109	E/Electrode	102133109
Tested by: Name (capital letters)		PETER HUGHES		Signature	
Position		Electrical Test Engineer		Date	
		31/07/2023			

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308

for Industrial/Commercial Premises



Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3 <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Location Flat 4 Kitchen Schneider Designation DB CL 4 No. of ways 18		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from Sub Mains(DB Rising Bus Bar, 5/L3) No. of phases 1 BS(EN) Type Rating A Nominal voltage 230 V RCD BS(EN) N/A Type N/A Rating N/A IΔn mA	
---	--	--	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method	No. of points served	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L3	Lights Rooms 1, 2, 3	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L3	Lights Rooms 8, 9, 10	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
3/L3	Lights Rooms 6, 7	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
4/L3	Lights Rooms 4, 5	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
5/L3	Lights Kitchen	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
6/L3	Sub Mains(DB CL 4/3, DB CL 4/1, DB CL 4/2)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
7/L3	Sub Mains(DB CL 4/10, DB CL 4/8, DB CL 4/9)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
8/L3	Sub Mains(DB CL 4/7, DB CL 4/6)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
9/L3	Sub Mains(DB CL 4/5, DB CL 4/4)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
10/L3	Cooker Kitchen LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
11/L3	Cooker Kitchen RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
12/L3	Sockets Kitchen LHS	A3	B	6	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
13/L3	Sockets Kitchen RHS	A3	B	10	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
14/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 ‡ See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308



for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Flat 4 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 4	Z _{db}	0.09 Ω Operating at IΔn N/A ms
No. of ways	18 <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf}	2.63 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	1 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω				Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing	Manual test button operation				
	Ring final circuits only			Fig 8 Check (✓)	R1R2 or R2		Test voltage V				L/L, L/N M(Ω)	L/E, N/E M(Ω)	All RCDs IΔn ms	RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2									
1/L3	N/A	N/A	N/A	N/A	0.61	N/A	250	>999	>999	✓	0.74	28.8	✓	N/A	
2/L3	N/A	N/A	N/A	N/A	0.80	N/A	250	>999	>999	✓	0.93	29.2	✓	N/A	
3/L3	N/A	N/A	N/A	N/A	0.65	N/A	250	>999	>999	✓	0.76	28.8	✓	N/A	
4/L3	N/A	N/A	N/A	N/A	0.82	N/A	250	>999	>999	✓	0.94	28.4	✓	N/A	
5/L3	N/A	N/A	N/A	N/A	0.38	N/A	250	>999	>999	✓	0.49	28.8	✓	N/A	
6/L3	0.25	0.24	0.40	✓	0.16	N/A	250	>999	>999	✓	0.27	28.6	✓	N/A	
7/L3	0.29	0.27	0.46	✓	0.19	N/A	250	>999	>999	✓	0.30	28.6	✓	N/A	
8/L3	0.22	0.22	0.35	✓	0.14	N/A	250	>999	>999	✓	0.27	28.8	✓	N/A	
9/L3	0.24	0.23	0.39	✓	0.16	N/A	250	>999	>999	✓	0.27	28.4	✓	N/A	
10/L3	N/A	N/A	N/A	N/A	0.14	N/A	250	>999	>999	✓	0.25	28.0	✓	N/A	
11/L3	N/A	N/A	N/A	N/A	0.11	N/A	250	>999	>999	✓	0.21	28.2	✓	N/A	
12/L3	0.14	0.15	0.23	✓	0.09	N/A	250	>999	>999	✓	0.21	28.7	✓	N/A	
13/L3	0.17	0.17	0.26	✓	0.10	N/A	250	>999	>999	✓	0.22	30.0	✓	N/A	
14/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
15/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
16/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
17/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
18/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	28/07/2023	To	28/07/2023
		Date(s) live testing	28/07/2023	To	28/07/2023
Test instrument serial number(s)					
Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109
		RCD	102133109	E/Electrode	102133109
Tested by: Name (capital letters)		PETER HUGHES		Signature	
Position		Electrical Test Engineer		Date	
		28/07/2023			

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308



for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3 <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Location Flat 5 Kitchen Schneider Designation DB CL 5 No. of ways 18		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from Sub Mains(DB Rising Bus Bar, 5/L1) No. of phases 1 BS(EN) 60947 MCCB Type Rating 63 A Nominal voltage 400 V RCD BS(EN) N/A Type N/A Rating IΔn mA	
---	--	--	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method j:	No. of points served	Circuit conductors csa (mm²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other § (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Lights Rooms 1, 2, 3	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L1	Lights Rooms 8, 9, 10	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
3/L1	Lights Rooms 6, 7	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
4/L1	Lights Rooms 4, 5	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
5/L1	Lights Kitchen	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
6/L1	Sub Mains(DB CL 5/1, DB CL 5/2, DB CL 5/3)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
7/L1	Sub Mains(DB CL 5/10, DB CL 5/8, DB CL 5/9)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
8/L1	Sub Mains(DB CL 5/7, DB CL 5/6)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
9/L1	Sub Mains(DB CL 5/4, DB CL 5/5)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
10/L1	Cooker Kitchen LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
11/L1	Cooker Kitchen RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
12/L1	Sockets Kitchen LHS	A3	B	6	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
13/L1	Sockets Kitchen RHS	A3	B	10	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
14/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 j: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308



for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Flat 5 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 5	Z _{db}	0.10 Ω Operating at IΔn _____ ms
No. of ways	18 <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf}	2.38 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	1 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω				Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation			
	Ring final circuits only			Fig 8 Check (✓)	R1R2 or R2		Test voltage V				L/L, L/N M(Ω)	L/E, N/E M(Ω)	RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2								
1/L1	N/A	N/A	N/A	N/A	0.53	N/A	250	>999	>999	✓	0.65	28.0	✓	N/A
2/L1	N/A	N/A	N/A	N/A	0.74	N/A	250	>999	>999	✓	0.86	29.2	✓	N/A
3/L1	N/A	N/A	N/A	N/A	0.70	N/A	250	>999	>999	✓	0.83	28.8	✓	N/A
4/L1	N/A	N/A	N/A	N/A	0.55	N/A	250	>999	>999	✓	0.68	28.4	✓	N/A
5/L1	N/A	N/A	N/A	N/A	0.51	N/A	250	>999	>999	✓	0.63	28.0	✓	N/A
6/L1	0.27	0.26	0.42	✓	0.17	N/A	250	>999	>999	✓	0.28	28.6	✓	N/A
7/L1	0.30	0.30	0.47	✓	0.19	N/A	250	>999	>999	✓	0.30	28.6	✓	N/A
8/L1	0.16	0.15	0.25	✓	0.10	N/A	250	>999	>999	✓	0.21	28.8	✓	N/A
9/L1	0.25	0.24	0.39	✓	0.16	N/A	250	>999	>999	✓	0.26	28.4	✓	N/A
10/L1	N/A	N/A	N/A	N/A	0.12	N/A	250	>999	>999	✓	0.23	28.0	✓	N/A
11/L1	N/A	N/A	N/A	N/A	0.14	N/A	250	>999	>999	✓	0.25	28.2	✓	N/A
12/L1	0.37	0.38	0.58	✓	0.24	N/A	250	>999	>999	✓	0.36	28.7	✓	N/A
13/L1	0.15	0.16	0.24	✓	0.10	N/A	250	>999	>999	✓	0.21	28.8	✓	N/A
14/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	31/07/2023	To	31/07/2023
		Date(s) live testing	31/07/2023	To	31/07/2023
Test instrument serial number(s)					
Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109
		RCD	102133109	E/Electrode	102133109
Tested by: Name (capital letters)	PETER HUGHES		Signature		
Position	Electrical Test Engineer	Date	31/07/2023		

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308



for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3 <input type="checkbox"/> N/A <input type="checkbox"/> Location <input type="text" value="4th Floor Riser [Schneider]"/> Designation <input type="text" value="DB LL2/P"/> No. of ways <input type="text" value="8"/>		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from <input type="text" value="Sub Mains(DB Rising Bus Bar, 6/TP)"/> No. of phases <input type="text" value="3"/> BS(EN) <input type="text"/> Type <input type="text"/> Rating <input type="text"/> A Nominal voltage <input type="text"/> V RCD BS(EN) <input type="text"/> Type <input type="text"/> Rating <input type="text"/> IΔn mA	
--	--	---	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method	No. of points served	Circuit conductors csa (mm²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § <input type="text" value="80%"/> (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Cleaners Sockets 3F	A3	E	4	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
1/L2	Cleaners Sockets 4F	A3	E	4	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
1/L3	Cleaners Sockets 5F	A3	E	4	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
2/L1	Door Hold PSU 3F	A3	E	2	2.5	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
2/L2	Door Hold PSU 4F	A3	E	2	2.5	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
2/L3	Door Hold PSU 5F	A3	E	2	2.5	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
3/L1	Smoke Shaft 3F	O	E	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
3/L2	Smoke Shaft 4F	O	E	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
3/L3	Smoke Shaft 5F	O	E	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
4/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L3	Head Of Stair AOV 5F	O	E	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
5/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 ‡: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308

for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)



Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	4th Floor Riser [Schneider]	Associated RCD (if any):	BS (EN)
Designation	DB LL2/P	Z _{db}	0.10 Ω Operating at IΔn
No. of ways	8 <input checked="" type="checkbox"/> Supply polarity confirmed <input checked="" type="checkbox"/> Phase sequence confirmed	I _{pf}	4.14 kA No. of poles
No. of phases	3 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		Time delay (if applicable)

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation	
	Ring final circuits only			Fig 8 Check (✓)	R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)				RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2								
1/L1	0.45	0.45	0.52	✓	0.24	N/A	250	LIM	>299	✓	0.33	28.2	✓	N/A
1/L2	0.51	0.51	0.62	✓	0.28	N/A	250	LIM	>299	✓	0.40	28.4	✓	N/A
1/L3	0.49	0.49	0.62	✓	0.28	N/A	250	LIM	>299	✓	0.31	28.2	✓	N/A
2/L1	N/A	N/A	N/A	N/A	0.41	N/A	250	LIM	>299	✓	0.56	N/A	N/A	N/A
2/L2	N/A	N/A	N/A	N/A	0.35	N/A	250	LIM	>299	✓	0.44	N/A	N/A	N/A
2/L3	N/A	N/A	N/A	N/A	0.22	N/A	250	LIM	>299	✓	0.41	N/A	N/A	N/A
3/L1	N/A	N/A	N/A	N/A	0.22	N/A	250	LIM	>299	✓	0.38	N/A	N/A	N/A
3/L2	N/A	N/A	N/A	N/A	0.41	N/A	250	LIM	>299	✓	0.50	N/A	N/A	N/A
3/L3	N/A	N/A	N/A	N/A	0.55	N/A	250	LIM	>299	✓	0.64	N/A	N/A	N/A
4/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L3	N/A	N/A	N/A	N/A	0.30	N/A	250	LIM	>299	✓	0.40	N/A	N/A	N/A
5/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	01/08/2023	To	01/08/2023
		Date(s) live testing	01/08/2023	To	01/08/2023
Test instrument serial number(s)					
Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109
		RCD	102133109	E/Electrode	
Tested by: Name (capital letters)		PETER HUGHES		Signature	
Position	Electrical Test Engineer	Date	01/08/2023		

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308

for Industrial/Commercial Premises



Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3 <input type="checkbox"/> N/A <input type="checkbox"/> Location 4th Floor Riser [Schneider] Designation DB LL2/L No. of ways 6		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from Sub Mains(DB Rising Bus Bar, 6/TP) No. of phases 3 BS(EN) Type Rating A Nominal voltage V RCD BS(EN) Type Rating IΔn mA	
---	--	--	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method	No. of points served	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Corridor Lighting Thrid Floor	A3	E	17	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
1/L2	Corridor Lighting Fourth Floor	A3	E	17	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
1/L3	Corridor Lighting Fifth Floor	A3	E	11	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L1	Stair Lighting 3rd Floor	A3	E	7	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L2	Stair Lighting 4th Floor	A3	E	7	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L3	Stair Lighting 5th Floor	A3	E	7	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
3/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 ‡: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308

for Industrial/Commercial Premises



Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3 <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Location Flat 6 Kitchen Schneider Designation DB CL 6 No. of ways 18		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from Sub Mains(DB Rising Bus Bar, 7/L2) No. of phases 1 BS(EN) 60947 MCCB Type N/A Rating 63 A Nominal voltage 400 V RCD BS(EN) N/A Type N/A Rating <input type="text"/> IΔn mA	
---	--	---	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method j:	No. of points served	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L3	Lights Rooms 1, 2, 3	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
2/L3	Lights Rooms 8, 9, 10	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
3/L3	Lights Rooms 6, 7	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
4/L3	Lights Rooms 4, 5	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
5/L3	Lights Kitchen	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
6/L3	Sub Mains(DB CL6/3, DB CL6/1, DB CL6/2)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
7/L3	Sub Mains(DB CL6/10, DB CL6/8, DB CL6/9)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
8/L3	Sub Mains(DB CL6/6, DB CL6/7)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
9/L3	Sub Mains(DB CL6/5, DB CL6/4)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
10/L3	Cooker Kitchen LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
11/L3	Cooker Kitchen RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
12/L3	Sockets Kitchen LHS	A3	B	6	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
13/L3	Sockets Kitchen RHS	A3	B	10	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
14/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 ‡ See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308



for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Flat 6 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 6	Z _{db}	0.12 Ω Operating at IΔn _____ ms
No. of ways	18 <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf}	2.01 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	1 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω				Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation			
	Ring final circuits only			E _{fig 8} check (✓)	R1R2 or R2		Test voltage V				L/L, L/N M(Ω)	L/E, N/E M(Ω)	RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2								
1/L3	N/A	N/A	N/A	N/A	0.52	N/A	250	>999	>999	✓	0.72	28.1	✓	N/A
2/L3	N/A	N/A	N/A	N/A	0.48	N/A	250	>999	>999	✓	0.62	28.1	✓	N/A
3/L3	N/A	N/A	N/A	N/A	0.55	N/A	250	>999	>999	✓	0.71	29.5	✓	N/A
4/L3	N/A	N/A	N/A	N/A	0.62	N/A	250	>999	>999	✓	0.77	28.4	✓	N/A
5/L3	N/A	N/A	N/A	N/A	0.59	N/A	250	>999	>999	✓	0.72	28.6	✓	N/A
6/L3	0.42	0.42	0.56	✓	0.26	N/A	250	>999	>999	✓	0.40	28.2	✓	N/A
7/L3	0.50	0.50	0.64	✓	0.29	N/A	250	>999	>999	✓	0.43	28.6	✓	N/A
8/L3	0.37	0.37	0.48	✓	0.21	N/A	250	>999	>999	✓	0.37	26.4	✓	N/A
9/L3	0.40	0.40	0.62	✓	0.26	N/A	250	>999	>999	✓	0.40	28.4	✓	N/A
10/L3	N/A	N/A	N/A	N/A	0.14	N/A	250	>999	>999	✓	0.28	28.2	✓	N/A
11/L3	N/A	N/A	N/A	N/A	0.12	N/A	250	>999	>999	✓	0.24	26.4	✓	N/A
12/L3	0.33	0.33	0.52	✓	0.21	N/A	250	>999	>999	✓	0.34	29.0	✓	N/A
13/L3	0.29	0.29	0.35	✓	0.16	N/A	250	>999	>999	✓	0.30	28.5	✓	N/A
14/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	31/07/2023	To	31/07/2023
		Date(s) live testing	31/07/2023	To	31/07/2023
Test instrument serial number(s)					
Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109
		RCD	102133109	E/Electrode	102133109
Tested by: Name (capital letters)		PETER HUGHES		Signature	
Position		Electrical Test Engineer		Date	
				31/07/2023	

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308



for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input checked="" type="checkbox"/> T2 <input checked="" type="checkbox"/> T3 <input type="checkbox"/> N/A <input type="checkbox"/> Location Plant Room [Schneider] Designation DB PL/P No. of ways 16		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from Sub Mains(DB Rising Bus Bar, 9/TP) No. of phases 3 BS(EN) 60947 MCCB Type N/A Rating 63 A Nominal voltage V RCD BS(EN) Type Rating IΔn mA	
--	--	--	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method :j:	No. of points served	Circuit conductors csa (mm²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Plant Room Sockets	D1	B	3	2x2.5	2x2.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	AC	30	32
1/L2	Smoke Shaft AOV	O2	B	1	2.5	2.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
1/L3	Tube Heater	D1	B	1	2.5	2.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
2/TP	Roof Fan 6	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
3/TP	Roof Fan 8	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
4/TP	Roof Fan 7	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
5/TP	Roof Fan 9	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
6/TP	Roof Fan 10	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
7/TP	Roof Fan 5	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
8/TP	Roof Fan 4	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18			N/A	
9/TP	Roof Fan 3	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18			N/A	
10/TP	Roof Fan 2	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18			N/A	
11/TP	Roof Fan 1	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18			N/A	
12/TP	SPD	D1	B	1	10	10	5	60898 MCB	C	50	10	0.35			N/A	
13/L1	Contactors	D1	B	1	1.5	1.5	0.4	60898 MCB	C	10	10	1.75	N/A	N/A	N/A	N/A
13/L2	SPARE															
13/L3	SPARE															
14/TP	SPARE															
15/TP	SPARE															
16/TP	SPARE															

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 :j: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308

for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)



Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case

Location: Designation:

No. of ways: Supply polarity confirmed Phase sequence confirmed

No. of phases: SPD: Operational status confirmed Not applicable

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

Associated RCD (if any): BS (EN)

Z_{db} Ω Operating at IΔn ms

I_{pf} kA No. of poles Time delay (if applicable)

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation	
	Ring final circuits only			Fig 8 Check (✓)	R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)				RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2								
1/L1	0.23	0.23	0.24	✓	0.12	N/A	250	LIM	>299	✓	0.36	26.4	✓	N/A
1/L2	N/A	N/A	N/A	N/A	0.20	N/A	250	LIM	>299	✓	0.34	N/A	N/A	N/A
1/L3	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>299	✓	0.20	N/A	N/A	N/A
2/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>299	LIM	LIM	N/A	N/A	N/A
3/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>299	LIM	LIM	N/A	N/A	N/A
4/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>299	LIM	LIM	N/A	N/A	N/A
5/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>299	LIM	LIM	N/A	N/A	N/A
6/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>299	LIM	LIM	N/A	N/A	N/A
7/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>299	LIM	LIM	N/A	N/A	N/A
8/TP				N/A	LIM		250	LIM	>299	LIM	LIM		N/A	N/A
9/TP				N/A	LIM		250	LIM	>299	LIM	LIM		N/A	N/A
10/TP				N/A	LIM		250	LIM	>299	LIM	LIM		N/A	N/A
11/TP				N/A	LIM		250	LIM	>299	LIM	LIM		N/A	N/A
12/TP				N/A	0.01		250	LIM	>299	LIM	0.10	N/A	N/A	N/A
13/L1	N/A	N/A	N/A	N/A	0.10	N/A	250	LIM	>299	LIM	0.22	N/A	N/A	N/A
13/L2	N/A	N/A	N/A	N/A						N/A			N/A	N/A
13/L3	N/A	N/A	N/A	N/A						N/A			N/A	N/A
14/TP	N/A	N/A	N/A	N/A						N/A			N/A	N/A
15/TP	N/A	N/A	N/A	N/A						N/A			N/A	N/A
16/TP	N/A	N/A	N/A	N/A						N/A			N/A	N/A

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

Date(s) dead testing: To

Date(s) live testing: To

Test instrument serial number(s):

Loop impedance: Insulation resistance: Continuity: RCD: E/Electrode:

Tested by: Name (capital letters) Signature:

Position: Date:

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000213308

for Industrial/Commercial Premises



Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Postcode	SA1 8EN
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case SPD Details: Type(s)* T1 <input checked="" type="checkbox"/> T2 <input checked="" type="checkbox"/> T3 <input type="checkbox"/> N/A <input type="checkbox"/> Location <input type="text" value="Plant Room Schneider"/> Designation <input type="text" value="DB PL/L"/> No. of ways <input type="text" value="6"/>		Complete only if the distribution board is not connected directly to the origin of the installation Overcurrent protective device for the distribution circuit: Supply to distribution board is from <input type="text" value="Sub Mains(DB Rising Bus Bar, 9/TP)"/> No. of phases <input type="text" value="3"/> BS(EN) <input type="text" value="60947 MCCB"/> Type <input type="text" value="N/A"/> Rating <input type="text" value="63"/> A Nominal voltage <input type="text" value="400"/> V RCD BS(EN) <input type="text"/> Type <input type="text"/> Rating <input type="text"/> IΔn mA	
--	--	---	--

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method :j:	No. of points served	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § <input type="text" value="80%"/> (Ω)	RCD			
					L / N	CPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Plant Room Lighting	D1	B	2	1.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
1/L2	Stair Lighting	D1	B	2	1.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	AC	30	10
1/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/TP	SPARE															

Wiring Types: **A** PVC/PVC, **B** PVC cables in metallic Conduit, **C** PVC cables in non-metallic Conduit, **D** PVC cables in metallic trunking, **E** PVC cables in non-metallic trunking, **F** PVC/SWA cables, **G** SWA/XPLE cables, **H** Mineral Insulated, **MW** Metal Work, **FM** Ferrous Metal, **O** Other

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 :j: See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.
 § Where the maximum permitted earth fault loop impedance value stated in Max Zs column is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the change to Schedule of Test Results

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 2670000213308



for Industrial/Commercial Premises

Requirements for Electrical Installations
BS7671 :2018+A2:2022 (IET Wiring Regulations 18th Edition)

Client Name	UPP Residential Services Ltd	Installation Address	Swansea University Bay Campus, Reception - Ground Floor Tower Information Centre, Fabian Way, Crymlyn Burrows, Swansea
Client Address	First Floor, 12 Arthur Street London	Client Postcode	EC4R 9AB
		Installation Postcode	SA1 8EN

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Plant Room Schneider	Associated RCD (if any):	BS (EN)
Designation	DB PL/L	Z _{db}	0.09 Ω Operating at IΔn
No. of ways	6 <input checked="" type="checkbox"/> Supply polarity confirmed <input checked="" type="checkbox"/> Phase sequence confirmed	I _{pr}	3.18 kA No. of poles
No. of phases	3 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		Time delay (if applicable)

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation	
	Ring final circuits only			Fig 8 Check (✓)	R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)				RCD (✓)	AFDD (✓)
	r1	r _m	r2		R1 + R2	R2								
1/L1	N/A	N/A	N/A	N/A	0.52	N/A	250	LIM	>299	✓	0.65	28.4	✓	N/A
1/L2	N/A	N/A	N/A	N/A	0.64	N/A	250	LIM	>299	✓	0.75	29.2	✓	N/A
1/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/TP	N/A	N/A	N/A	N/A						N/A			N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	01/08/2023	To	01/08/2023
		Date(s) live testing	01/08/2023	To	01/08/2023
Test instrument serial number(s)					
Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109
		RCD	102133109	E/Electrode	102133109
Tested by: Name (capital letters)	PETER HUGHES		Signature		
Position	Electrical Test Engineer	Date	01/08/2023		



Generic Continuation

General Conditions of the Electrical Installation:

showing little sign of age (wear and tear) from where alterations/refurbishments have taken place, and is suitable for use within the environment its installed.

The Main Earth Terminal is in the Main Switch Room, Bonding connections are made here 150mm² G/Y from Cut Out. Water Bonding Connection is in the Main Switch Room 50mm² G/Y. The Gas is Bonded in the Gas Riser in the Lobby 50mm² G/Y. The Dry Riser is Bonded in the Dry Riser in the Lobby 50mm² G/Y.

Limitations

A new regulation 421.1.7 has been introduced recommending the installation of Arc Fault detection devices conforming to BS EN 62606 to mitigate the risk of fire in AC final circuits of a fixed installation due to arc fault currents.

This installation has been designed and installed prior to July 2018. There is no evidence of over voltage protection within the electrical installation, we recommend Type 2 Surge Protective Devices be installed at the origin to reduce the risk of damage to the installation by external transient overvoltage's or switching.

Where there is no access to equipment at high level, insulation Resistance testing has been carried out were possible and visually inspected and recorded.

Where Circuits have Suspected Electronics Susceptible to Damage by High Voltage Insulation Testing Equipment, Insulation Tests have not been carried out.

External Outside lights, Visual Inspection Only due to Height, lights at soffit level.

Abbreviations:-

MSP = Main Switch Panel
DB = Electrical Distribution Board
SWA = Steel Wired Armoured
RCD = Residual Current Device
mA = Milliamps
Zs = Earth Fault Loop Impedance
PVC = Polyvinyl Chloride
RHS = Right Hand Side
LHS = Left Hand Side
CCTV = Closed Circuit Television
ATM = Automatic Teller Machine
EPOS = Electronic Point of Sale Systems
FA = Fire Alarm
IA = Intruder/Security System
H&V = Heating and Ventilation Systems
LT = Low Temperature
HT = High Temperature

Remarks:

DB LL 1 P Remarks:

3/L3 - Smoke Shaft AOD S/FI: Cable Type is FP200
5/L3 - Smoke Shaft AOD F/FI: Cable Type is FP200
6/L1 - Smoke Shaft AOD G/FI: Cable Type is FP200

DB LL2/P Remarks:

3/L1 - Smoke Shaft 3F: O=FP200
3/L2 - Smoke Shaft 4F: O=FP200
3/L3 - Smoke Shaft 5F: O=FP200
4/L3 - Head Of Stair AOV 5F: O=FP200

DB PL/P Remarks:

1/L2 - Smoke Shaft AOV: Cable Type is FP200