

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202

for Industrial/Commercial Premises

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



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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from <input type="text" value="Sub Mains(DB Rising Bus Bar 1, 24/L2)"/>
Location	<input type="text" value="Ewlo Flat 9 Kitchen Schneider"/>	No. of phases	<input type="text" value="1"/> BS(EN) <input type="text"/> Type <input type="text"/> Rating <input type="text"/> A
Designation	<input type="text" value="DB CL 16"/>	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"/> Δn mA
No. of ways	<input type="text" value="18"/>		

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 § (Ω)	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L2	Lights Kitchen	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L2	Lights Rooms 7, 8	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L2	Lights Rooms 5, 6	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L2	Lights Rooms 3, 4	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L2	Lights Rooms 1, 2	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
6/L2	Ring Sockets Kitchen LHS Ovens Hood	A3	B	6	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
7/L2	Ring Sockets Kitchen RHS, Hood, Fridges	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
8/L2	Cooker RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L2	Cooker LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
10/L2	Sub Mains(DB CL 16/08, DB CL 16/07)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
11/L2	Sub Mains(DB CL 16/02, DB CL 16/01)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
12/L2	Sub Mains(DB CL 16/04, DB CL 16/03)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L2	Sub Mains(DB CL 16/06, DB CL 16/05)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
14/L2	SPARE															
15/L2	SPARE															
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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case	Complete only if the distribution board is not connected directly to the origin of the installation
Location <input type="text" value="Ewlo Flat 9 Kitchen Schneider"/>	Associated RCD (if any): BS (EN) <input type="text" value="N/A"/>
Designation <input type="text" value="DB CL 16"/>	Z _{db} <input type="text" value="0.14"/> Ω Operating at IΔn <input type="text" value=""/> ms
No. of ways <input type="text" value="18"/> <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf} <input type="text" value="1.60"/> kA No. of poles <input type="text" value="N/A"/> Time delay (if applicable) <input type="text" value="N/A"/>
No. of phases <input type="text" value="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	L/E, N/E			All RCDs IΔn ms	RCD	AFCO
	r1	rn	r2		R1 + R2	R2		M(Ω)	M(Ω)				(✓)	(✓)
1/L2	N/A	N/A	N/A	N/A	0.27	N/A	250	LIM	>999	✓	0.45	28.6	✓	N/A
2/L2	N/A	N/A	N/A	N/A	0.61	N/A	250	LIM	>999	✓	0.78	28.4	✓	N/A
3/L2	N/A	N/A	N/A	N/A	0.55	N/A	250	LIM	>999	✓	0.74	28.8	✓	N/A
4/L2	N/A	N/A	N/A	N/A	0.69	N/A	250	LIM	>999	✓	0.92	28.5	✓	N/A
5/L2	N/A	N/A	N/A	N/A	0.66	N/A	250	LIM	>999	✓	0.83	28.6	✓	N/A
6/L2	0.36	0.35	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.39	28.8	✓	N/A
7/L2	0.21	0.20	0.34	✓	0.14	N/A	250	LIM	>999	✓	0.40	28.4	✓	N/A
8/L2	N/A	N/A	N/A	N/A	0.09	N/A	250	LIM	>999	✓	0.26	28.8	✓	N/A
9/L2	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.28	29.0	✓	N/A
10/L2	0.26	0.27	0.42	✓	0.17	N/A	250	LIM	>999	✓	0.32	28.6	✓	N/A
11/L2	0.21	0.21	0.33	✓	0.14	N/A	250	LIM	>999	✓	0.29	28.2	✓	N/A
12/L2	0.33	0.32	0.53	✓	0.22	N/A	250	LIM	>999	✓	0.37	28.4	✓	N/A
13/L2	0.36	0.36	0.60	✓	0.26	N/A	250	LIM	>999	✓	0.42	28.6	✓	N/A
14/L2	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
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	<input type="text" value="22/08/2024"/>	To	<input type="text" value="22/08/2024"/>
		Date(s) live testing	<input type="text" value="22/08/2024"/>	To	<input type="text" value="22/08/2024"/>
Test instrument serial number(s)	Loop impedance <input type="text" value="102133109"/>	Insulation resistance <input type="text" value="102133109"/>	Continuity <input type="text" value="102133109"/>	RCD <input type="text" value="102133109"/>	E/Earth electrode <input type="text" value="N/A"/>
Tested by: Name (capital letters)	<input type="text" value="PETER HUGHES"/>		Signature <input type="text"/>		
Position	<input type="text" value="Fixed Wire Inspector"/>	Date	<input type="text" value="22/08/2024"/>		

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 20/L3)
Location	Ewlo Flat 7 Kitchen Schneider	No. of phases	1 BS(EN) Type Rating A
Designation	DB CL 12	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating Δn mA
No. of ways	18		

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 §	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L3	Lights Kitchen	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L3	Lights Rooms 7, 8	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L3	Lights Rooms 5, 6	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L3	Lights Rooms 3, 4	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L3	Lights Rooms 1, 2	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
6/L3	Ring Sockets Kitchen LHS Ovens Hood	A3	B	6	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
7/L3	Ring Sockets Kitchen RHS, Hood, Fridges	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
8/L3	Cooker RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L3	Cooker LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
10/L3	Sub Mains(DB CL 12/08, DB CL 12/07)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
11/L3	Sub Mains(DB CL 12/02, DB CL 12/01)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
12/L3	Sub Mains(DB CL 12/04, DB CL 12/03)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L3	Sub Mains(DB CL 12/06, DB CL 12/05)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
14/L3	SPARE															
15/L3	SPARE															
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

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Requirements for Electrical Installations
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Client Name UPP Residential Services Ltd	Installation Address Tower Information Centre, Swansea University Bay Campus,, Fabian Way, Crymlyn Burrows
Client Address First Floor, 12 Arthur Street London,,	Client Postcode EC4R 9AB
	Installation Postcode SA1 8EP

Distribution board details - Complete in every case	Complete only if the distribution board is not connected directly to the origin of the installation
Location <input type="text" value="Ewlo Flat 7 Kitchen Schneider"/>	Associated RCD (if any): BS (EN) <input type="text" value="N/A"/>
Designation <input type="text" value="DB CL 12"/>	Z _{db} <input type="text" value="0.11"/> Ω Operating at IΔn <input type="text" value=""/> ms
No. of ways <input type="text" value="18"/> <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf} <input type="text" value="2.16"/> kA No. of poles <input type="text" value="N/A"/> Time delay (if applicable) <input type="text" value="N/A"/>
No. of phases <input type="text" value="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	L/E, N/E			All RCDs IΔn ms	RCD	AFCO
	r1	rn	r2		R1 + R2	R2		M(Ω)	M(Ω)				(✓)	(✓)
1/L3	N/A	N/A	N/A	N/A	0.27	N/A	250	LIM	>999	✓	0.45	28.6	✓	N/A
2/L3	N/A	N/A	N/A	N/A	0.61	N/A	250	LIM	>999	✓	0.78	28.4	✓	N/A
3/L3	N/A	N/A	N/A	N/A	0.55	N/A	250	LIM	>999	✓	0.74	28.8	✓	N/A
4/L3	N/A	N/A	N/A	N/A	0.69	N/A	250	LIM	>999	✓	0.92	28.5	✓	N/A
5/L3	N/A	N/A	N/A	N/A	0.66	N/A	250	LIM	>999	✓	0.83	28.6	✓	N/A
6/L3	0.36	0.35	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.39	28.8	✓	N/A
7/L3	0.21	0.20	0.34	✓	0.14	N/A	250	LIM	>999	✓	0.40	28.4	✓	N/A
8/L3	N/A	N/A	N/A	N/A	0.09	N/A	250	LIM	>999	✓	0.26	28.8	✓	N/A
9/L3	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.28	29.0	✓	N/A
10/L3	0.26	0.27	0.42	✓	0.17	N/A	250	LIM	>999	✓	0.32	28.6	✓	N/A
11/L3	0.21	0.21	0.33	✓	0.14	N/A	250	LIM	>999	✓	0.29	28.2	✓	N/A
12/L3	0.33	0.32	0.53	✓	0.22	N/A	250	LIM	>999	✓	0.37	28.4	✓	N/A
13/L3	0.36	0.36	0.60	✓	0.26	N/A	250	LIM	>999	✓	0.42	28.6	✓	N/A
14/L3	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
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	<input type="text" value="23/08/2024"/>	To	<input type="text" value="23/08/2024"/>
		Date(s) live testing	<input type="text" value="23/08/2024"/>	To	<input type="text" value="23/08/2024"/>
Test instrument serial number(s)	Loop impedance <input type="text" value="102133109"/>	Insulation resistance <input type="text" value="102133109"/>	Continuity <input type="text" value="102133109"/>	RCD <input type="text" value="102133109"/>	E/Electrode <input type="text" value="N/A"/>
Tested by: Name (capital letters)	<input type="text" value="PETER HUGHES"/>		Signature <input type="text"/>		
Position	<input type="text" value="Fixed Wire Inspector"/>	Date	<input type="text" value="23/08/2024"/>		

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Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 18/L1)
Location	Ewlo Flat 6 Kitchen Schneider	No. of phases	1 BS(EN) Type Rating A
Designation	DB CL 11	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating Δn mA
No. of ways	18		

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 § (Ω)	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Lights Kitchen	A3	B	11	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L1	Lights Rooms 1, 2	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L1	Lights Rooms 10, 11	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L1	Lights Rooms 3, 4, 5	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L1	Lights Rooms 7, 8, 9	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
6/L1	Ring Sockets Kitchen LHS	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
7/L1	Ring Sockets Kitchen RHS, Ovens Hoods	A3	B	7	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
8/L1	Cooker RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L1	Cooker LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
10/L1	Sub Mains(DB CL 11/11, DB CL 11/10)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
11/L1	Sub Mains(DB CL 11/02, DB CL 11/01)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
12/L1	Sub Mains(DB CL 11/05, DB CL 11/03, DB CL 11/04)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L1	Sub Mains(DB CL 11/09, DB CL 11/07, DB CL 11/08)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
14/L1	Fire Shutter in Kitchen above Ceiling	A3	B	1	2.5	1.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
15/L1	Fridge Sockets Opposite	A3	B	2	2.5	1.5	0.4	61009 RCD/RCBO	B	20	10	1.75	61009	A	30	20
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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 6 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 11	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}	2.00 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				L/E, N/E	RCD (✓)	AFDD (✓)
	r1	rn	r2		R1 + R2	R2		M(Ω)				M(Ω)		
1/L1	N/A	N/A	N/A	N/A	0.29	N/A	250	LIM	>999	✓	0.45	28.6	✓	N/A
2/L1	N/A	N/A	N/A	N/A	0.63	N/A	250	LIM	>999	✓	0.78	28.4	✓	N/A
3/L1	N/A	N/A	N/A	N/A	0.59	N/A	250	LIM	>999	✓	0.74	28.8	✓	N/A
4/L1	N/A	N/A	N/A	N/A	0.78	N/A	250	LIM	>999	✓	0.92	28.5	✓	N/A
5/L1	N/A	N/A	N/A	N/A	0.68	N/A	250	LIM	>999	✓	0.83	28.6	✓	N/A
6/L1	0.36	0.35	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.39	28.8	✓	N/A
7/L1	0.37	0.36	0.60	✓	0.24	N/A	250	LIM	>999	✓	0.40	28.4	✓	N/A
8/L1	N/A	N/A	N/A	N/A	0.11	N/A	250	LIM	>999	✓	0.26	28.8	✓	N/A
9/L1	N/A	N/A	N/A	N/A	0.13	N/A	250	LIM	>999	✓	0.28	29.0	✓	N/A
10/L1	0.34	0.33	0.54	✓	0.22	N/A	250	LIM	>999	✓	0.38	28.6	✓	N/A
11/L1	0.36	0.36	0.58	✓	0.24	N/A	250	LIM	>999	✓	0.38	28.2	✓	N/A
12/L1	0.36	0.37	0.61	✓	0.24	N/A	250	LIM	>999	✓	0.37	28.4	✓	N/A
13/L1	0.43	0.44	0.60	✓	0.26	N/A	250	LIM	>999	✓	0.41	28.6	✓	N/A
14/L1	N/A	N/A	N/A	N/A	0.16	N/A	250	LIM	>999	✓	0.30	N/A	N/A	N/A
15/L1	N/A	N/A	N/A	N/A	0.29	N/A	250	LIM	>999	✓	0.43	28.2	✓	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	23/08/2024	To	23/08/2024					
		Date(s) live testing	23/08/2024	To	23/08/2024					
Test instrument serial number(s)	Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109	RCD	102133109	E/Earth electrode	N/A
Tested by: Name (capital letters)	PETER HUGHES				Signature					
Position	Fixed Wire Inspector		Date	23/08/2024						

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202

for Industrial/Commercial Premises

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



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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3† <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 19/TP)
Location	Ewlo Flat 6 Room 5 Riser Schneider	No. of phases	3 BS(EN) 60947-2 MCCB Type <input type="checkbox"/> Rating 125 A
Designation	DB LL/3L Ltg	Nominal voltage	400 V RCD BS(EN) N/A Type <input type="checkbox"/> Rating <input type="checkbox"/> Δn mA
No. of ways	8		

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 §	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Lights Corricor Flat 7	A3	B	10	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
1/L2	Lights Corricor Flat 9	A3	B	10	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	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/L1	Lights Corricor Flat 6	A3	B	11	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L2	Lights Corricor Flat 8	A3	B	11	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/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
3/L1	Lights Stairs 3rd Floor	A3	B	7	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L2	Lights Stairs 4th Floor	A3	B	7	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
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	Lights Stairs 3rd Floor	A3	B	7	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L2	Lights Stairs 4th Floor	A3	B	7	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
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
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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 6 Room 5 Riser Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB LL/3L Ltg	Z _{db}	0.12 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}	2.82 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 (✓)	AFCD (✓)
	r1	rn	r2		R1 + R2	R2								
1/L1	N/A	N/A	N/A	N/A	0.69	N/A	250	LIM	>999	✓	0.83	28.2	✓	N/A
1/L2	N/A	N/A	N/A	N/A	0.77	N/A	250	LIM	>999	✓	0.92	28.7	✓	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/L1	N/A	N/A	N/A	N/A	0.67	N/A	250	LIM	>999	✓	0.81	28.8	✓	N/A
2/L2	N/A	N/A	N/A	N/A	0.92	N/A	250	LIM	>999	✓	1.05	28.6	✓	N/A
2/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
3/L1	N/A	N/A	N/A	N/A	0.82	N/A	250	LIM	>999	✓	0.96	28.3	✓	N/A
3/L2	N/A	N/A	N/A	N/A	0.73	N/A	250	LIM	>999	✓	0.87	28.4	✓	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	0.56	N/A	250	LIM	>999	✓	0.69	28.6	✓	N/A
4/L2	N/A	N/A	N/A	N/A	0.68	N/A	250	LIM	>999	✓	0.83	28.8	✓	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
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 29/08/2024 To 29/08/2024

Date(s) live testing 29/08/2024 To 29/08/2024

Test instrument serial number(s) Loop impedance 102133109 Insulation resistance 102133109 Continuity 102133109 RCD 102133109 E/Electrode N/A

Tested by: Name (capital letters) PETER HUGHES Signature _____

Position Fixed Wire Inspector Date 29/08/2024

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202

for Industrial/Commercial Premises

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



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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 17/L3)
Location	Ewlo Flat 5 Kitchen Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type Rating 63 A
Designation	DB CL 8	Nominal voltage	400 V RCD BS(EN) N/A Type Rating Δn mA
No. of ways	18		

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 § (Ω)	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L3	Lights Kitchen	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L3	Lights Rooms 7, 8	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L3	Lights Rooms 5, 6	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L3	Lights Rooms 3, 4	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L3	Lights Rooms 1, 2	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
6/L3	Ring Sockets Kitchen LHS Ovens Hood	A3	B	6	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
7/L3	Ring Sockets Kitchen RHS, Hood, Fridges	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
8/L3	Cooker RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L3	Cooker LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
10/L3	Sub Mains(DB CL 8/08, DB CL 8/07)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
11/L3	Sub Mains(DB CL 8/02, DB CL 8/01)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
12/L3	Sub Mains(DB CL 8/04, DB CL 8/03)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L3	Sub Mains(DB CL 8/06, DB CL 8/05)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
14/L3	SPARE															
15/L3	SPARE															
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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 5 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 8	Z _{db}	0.13 Ω Operating at IΔn [] ms
No. of ways	18 <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf}	1.71 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				L/E, N/E	RCD (✓)	AFDD (✓)
	r1	rn	r2		R1 + R2	R2		M(Ω)				M(Ω)		
1/L3	N/A	N/A	N/A	N/A	0.29	N/A	250	LIM	>999	✓	0.44	28.8	✓	N/A
2/L3	N/A	N/A	N/A	N/A	0.59	N/A	250	LIM	>999	✓	0.75	28.6	✓	N/A
3/L3	N/A	N/A	N/A	N/A	0.51	N/A	250	LIM	>999	✓	0.66	28.8	✓	N/A
4/L3	N/A	N/A	N/A	N/A	0.66	N/A	250	LIM	>999	✓	0.81	28.5	✓	N/A
5/L3	N/A	N/A	N/A	N/A	0.62	N/A	250	LIM	>999	✓	0.76	28.6	✓	N/A
6/L3	0.36	0.35	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.39	28.8	✓	N/A
7/L3	0.21	0.20	0.34	✓	0.14	N/A	250	LIM	>999	✓	0.40	28.4	✓	N/A
8/L3	N/A	N/A	N/A	N/A	0.07	N/A	250	LIM	>999	✓	0.23	28.8	✓	N/A
9/L3	N/A	N/A	N/A	N/A	0.09	N/A	250	LIM	>999	✓	0.25	28.6	✓	N/A
10/L3	0.25	0.24	0.40	✓	0.16	N/A	250	LIM	>999	✓	0.30	28.6	✓	N/A
11/L3	0.21	0.21	0.33	✓	0.14	N/A	250	LIM	>999	✓	0.28	28.2	✓	N/A
12/L3	0.29	0.30	0.47	✓	0.19	N/A	250	LIM	>999	✓	0.33	28.4	✓	N/A
13/L3	0.33	0.32	0.54	✓	0.22	N/A	250	LIM	>999	✓	0.36	28.2	✓	N/A
14/L3	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
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	23/08/2024	To	23/08/2024					
		Date(s) live testing	23/08/2024	To	23/08/2024					
Test instrument serial number(s)	Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109	RCD	102133109	E/Electrode	N/A
Tested by: Name (capital letters)	PETER HUGHES				Signature					
Position	Fixed Wire Inspector		Date	23/08/2024						

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 17/L2)
Location	Ewlo Flat 4 Kitchen Schneider	No. of phases	1 BS(EN) Type Rating A
Designation	DB CL 7	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating Δn mA
No. of ways	18		

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 §	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L3	Lights Kitchen	A3	B	11	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L3	Lights Rooms 1, 2	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L3	Lights Rooms 10, 11	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L3	Lights Rooms 3, 4, 5	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L3	Lights Rooms 7, 8, 9	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
6/L3	Ring Sockets Kitchen LHS	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
7/L3	Ring Sockets Kitchen RHS, Ovens Hoods	A3	B	7	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
8/L3	Cooker RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L3	Cooker LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
10/L3	Sub Mains(DB CL 7/11, DB CL 7/10)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
11/L3	Sub Mains(DB CL 7/02, DB CL 7/01)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
12/L3	Sub Mains(DB CL 7/05, DB CL 7/03, DB CL 7/04)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L3	Sub Mains(DB CL 7/09, DB CL 7/07, DB CL 7/08)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
14/L3	Fire Shutter in Kitchen above Ceiling	A3	B	1	2.5	1.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
15/L3	Fridge Sockets Opposite	A3	B	2	2.5	1.5	0.4	61009 RCD/RCBO	B	20	10	1.75	61009	A	30	20
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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 4 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 7	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}	1.85 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				L/E, N/E	RCD (✓)	AFDD (✓)
	r1	rn	r2		R1 + R2	R2		M(Ω)				M(Ω)		
1/L3	N/A	N/A	N/A	N/A	0.29	N/A	250	LIM	>999	✓	0.45	28.6	✓	N/A
2/L3	N/A	N/A	N/A	N/A	0.63	N/A	250	LIM	>999	✓	0.78	28.4	✓	N/A
3/L3	N/A	N/A	N/A	N/A	0.59	N/A	250	LIM	>999	✓	0.74	28.8	✓	N/A
4/L3	N/A	N/A	N/A	N/A	0.78	N/A	250	LIM	>999	✓	0.92	28.5	✓	N/A
5/L3	N/A	N/A	N/A	N/A	0.68	N/A	250	LIM	>999	✓	0.83	28.6	✓	N/A
6/L3	0.33	0.33	0.53	✓	0.22	N/A	250	LIM	>999	✓	0.37	28.8	✓	N/A
7/L3	0.18	0.19	0.29	✓	0.12	N/A	250	LIM	>999	✓	0.27	28.6	✓	N/A
8/L3	N/A	N/A	N/A	N/A	0.10	N/A	250	LIM	>999	✓	0.23	28.8	✓	N/A
9/L3	N/A	N/A	N/A	N/A	0.12	N/A	250	LIM	>999	✓	0.25	30.1	✓	N/A
10/L3	0.32	0.32	0.52	✓	0.21	N/A	250	LIM	>999	✓	0.34	28.6	✓	N/A
11/L3	0.36	0.36	0.58	✓	0.24	N/A	250	LIM	>999	✓	0.38	28.2	✓	N/A
12/L3	0.36	0.37	0.61	✓	0.24	N/A	250	LIM	>999	✓	0.37	28.4	✓	N/A
13/L3	0.44	0.44	0.60	✓	0.26	N/A	250	LIM	>999	✓	0.41	28.6	✓	N/A
14/L3	N/A	N/A	N/A	N/A	0.16	N/A	250	LIM	>999	✓	0.30	N/A	N/A	N/A
15/L3	N/A	N/A	N/A	N/A	0.29	N/A	250	LIM	>999	✓	0.43	28.2	✓	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	27/08/2024	To	27/08/2024					
		Date(s) live testing	27/08/2024	To	27/08/2024					
Test instrument serial number(s)	Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109	RCD	102133109	E/Electrode	N/A
Tested by: Name (capital letters)	PETER HUGHES				Signature					
Position	Fixed Wire Inspector	Date	27/08/2024							

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 1/L1)
Location	Ewlo Flat 2 Kitchen Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type N/A Rating 63 A
Designation	DB CL 3	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating Δn mA
No. of ways	18		

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 § (Ω)	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Lights Kitchen	A3	B	11	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L1	Lights Rooms 1, 2	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L1	Lights Rooms 10, 11	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L1	Lights Rooms 3, 4, 5	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L1	Lights Rooms 7, 8, 9	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
6/L1	Ring Sockets Kitchen LHS	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
7/L1	Ring Sockets Kitchen RHS, Ovens Hoods	A3	B	7	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
8/L1	Cooker RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L1	Cooker LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
10/L1	Sub Mains(DB CL 3/11, DB CL 3/10)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
11/L1	Sub Mains(DB CL 3/02, DB CL 3/01)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
12/L1	Sub Mains(DB CL 3/05, DB CL 3/03, DB CL 3/04)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L1	Sub Mains(DB CL 3/09, DB CL 3/07, DB CL 3/08)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
14/L1	Fire Shutter in Kitchen above Ceiling	A3	B	1	2.5	1.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
15/L1	Fridge Sockets Opposite	A3	B	2	2.5	1.5	0.4	61009 RCD/RCBO	B	20	10	1.75	61009	A	30	20
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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 2 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 3	Z _{db}	0.12 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}	1.93 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				L/E, N/E	RCD (✓)	AFDD (✓)
	r1	rn	r2		R1 + R2	R2		M(Ω)				M(Ω)		
1/L1	N/A	N/A	N/A	N/A	0.29	N/A	250	LIM	>999	✓	0.45	28.6	✓	N/A
2/L1	N/A	N/A	N/A	N/A	0.63	N/A	250	LIM	>999	✓	0.78	28.4	✓	N/A
3/L1	N/A	N/A	N/A	N/A	0.59	N/A	250	LIM	>999	✓	0.74	28.8	✓	N/A
4/L1	N/A	N/A	N/A	N/A	0.78	N/A	250	LIM	>999	✓	0.92	28.5	✓	N/A
5/L1	N/A	N/A	N/A	N/A	0.68	N/A	250	LIM	>999	✓	0.83	28.6	✓	N/A
6/L1	0.36	0.35	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.39	28.8	✓	N/A
7/L1	0.37	0.36	0.60	✓	0.24	N/A	250	LIM	>999	✓	0.40	28.4	✓	N/A
8/L1	N/A	N/A	N/A	N/A	0.11	N/A	250	LIM	>999	✓	0.26	28.8	✓	N/A
9/L1	N/A	N/A	N/A	N/A	0.13	N/A	250	LIM	>999	✓	0.28	29.0	✓	N/A
10/L1	0.34	0.33	0.54	✓	0.22	N/A	250	LIM	>999	✓	0.38	28.6	✓	N/A
11/L1	0.36	0.36	0.58	✓	0.24	N/A	250	LIM	>999	✓	0.38	28.2	✓	N/A
12/L1	0.36	0.37	0.61	✓	0.24	N/A	250	LIM	>999	✓	0.37	28.4	✓	N/A
13/L1	0.43	0.44	0.60	✓	0.26	N/A	250	LIM	>999	✓	0.41	28.6	✓	N/A
14/L1	N/A	N/A	N/A	N/A	0.16	N/A	250	LIM	>999	✓	0.30	N/A	N/A	N/A
15/L1	N/A	N/A	N/A	N/A	0.29	N/A	250	LIM	>999	✓	0.43	28.2	✓	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 27/08/2024 To 27/08/2024

Date(s) live testing 27/08/2024 To 27/08/2024

Test instrument serial number(s) Loop impedance 102133109 Insulation resistance 102133109 Continuity 102133109 RCD 102133109 E/Earth Electrode N/A

Tested by: Name (capital letters) PETER HUGHES Signature

Position Fixed Wire Inspector Date 27/08/2024

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202

for Industrial/Commercial Premises

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



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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3† <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 10/TP)
Location	Ewlo Flat 2 Room 5 Riser Schneider	No. of phases	3 BS(EN) 60947-2 MCCB Type N/A Rating 63 A
Designation	DB LL/1L Ltg	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating Δn mA
No. of ways	8		

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method ‡	No. of points served	Circuit conductors csa (mm²)			Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other §	RCD			
					L / N	OPC	Maximum disconnection time (BS 7671) (S)	BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Lights Corridor Gnd Floor	A3	B	11	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
1/L2	Lights Corridor 1st Floor	A3	B	11	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
1/L3	Lights Corridor 2nd Floor	A3	B	11	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L1	Lights Corridor Gnd Floor	A3	B	11	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L2	Lights Corridor 1st Floor	A3	B	11	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L3	Lights Corridor 2nd Floor	A3	B	11	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L1	Lights IT Hub Gnd Floor	A3	B	2	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L2	Lights Stairs 1st Floor	A3	B	7	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L3	Lights Stairs 2nd Floor	A3	B	7	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L1	Lights Stairs Gnd Floor	A3	B	5	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L2	Lights Stairs 1st Floor	A3	B	7	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L3	Lights Stairs 2nd Floor	A3	B	7	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L1	Lights Stairs Gnd Floor	A3	B	5	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
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	Bus Supply	A3	B	1	2.5	1.5	0.4	60898 MCB	C	16	10	1.09	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
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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 2 Room 5 Riser Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB LL/1L Ltg	Z _{db}	0.12 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}	1.90 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	L/E, N/E				RCD (✓)	AFCD (✓)
	r1	rn	r2		R1 + R2	R2		M(Ω)	M(Ω)					
1/L1	N/A	N/A	N/A	N/A	0.74	N/A	250	LIM	>999	✓	0.88	28.3	✓	N/A
1/L2	N/A	N/A	N/A	N/A	0.68	N/A	250	LIM	>999	✓	0.83	28.9	✓	N/A
1/L3	N/A	N/A	N/A	N/A	0.77	N/A	250	LIM	>999	✓	0.80	28.6	✓	N/A
2/L1	N/A	N/A	N/A	N/A	0.83	N/A	250	LIM	>999	✓	0.97	28.4	✓	N/A
2/L2	N/A	N/A	N/A	N/A	0.44	N/A	250	LIM	>999	✓	0.57	28.5	✓	N/A
2/L3	N/A	N/A	N/A	N/A	0.78	N/A	250	LIM	>999	✓	0.92	28.8	✓	N/A
3/L1	N/A	N/A	N/A	N/A	0.46	N/A	250	LIM	>999	✓	0.59	29.2	✓	N/A
3/L2	N/A	N/A	N/A	N/A	0.39	N/A	250	LIM	>999	✓	0.53	28.7	✓	N/A
3/L3	N/A	N/A	N/A	N/A	0.42	N/A	250	LIM	>999	✓	0.56	28.6	✓	N/A
4/L1	N/A	N/A	N/A	N/A	0.48	N/A	250	LIM	>999	✓	0.62	28.4	✓	N/A
4/L2	N/A	N/A	N/A	N/A	0.40	N/A	250	LIM	>999	✓	0.54	28.5	✓	N/A
4/L3	N/A	N/A	N/A	N/A	0.46	N/A	250	LIM	>999	✓	0.59	28.3	✓	N/A
5/L1	N/A	N/A	N/A	N/A	0.36	N/A	250	LIM	>999	✓	0.51	28.4	✓	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	0.27	N/A	250	LIM	>999	✓	0.41	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
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 28/08/2024 To 28/08/2024

Date(s) live testing 28/08/2024 To 28/08/2024

Test instrument serial number(s) Loop impedance 102133109 Insulation resistance 102133109 Continuity 102133109 RCD 102133109 E/Electrode N/A

Tested by: Name (capital letters) PETER HUGHES Signature []

Position Fixed Wire Inspector Date 28/08/2024

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202

for Industrial/Commercial Premises

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



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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 13/L3)
Location	Ewlo Flat 3 Kitchen Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type Rating 63 A
Designation	DB CL 4	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating Δn mA
No. of ways	18		

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 § (Ω)	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L3	Lights Kitchen	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L3	Lights Rooms 7, 8	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L3	Lights Rooms 5, 6	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L3	Lights Rooms 3, 4	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L3	Lights Rooms 1, 2	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
6/L3	Ring Sockets Kitchen LHS Ovens Hood	A3	B	6	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
7/L3	Ring Sockets Kitchen RHS, Hood, Fridges	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
8/L3	Cooker LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L3	Cooker RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
10/L3	Sub Mains(DB CL 4/08, DB CL 4/07)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
11/L3	Sub Mains(DB CL 4/02, DB CL 4/01)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
12/L3	Sub Mains(DB CL 4/04, DB CL 4/03)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L3	Sub Mains(DB CL 4/06, DB CL 4/05)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
14/L3	SPARE															
15/L3	SPARE															
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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 3 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 4	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}	1.87 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				L/E, N/E	RCD (✓)	AFDD (✓)
	r1	rn	r2		R1 + R2	R2		M(Ω)				M(Ω)		
1/L3	N/A	N/A	N/A	N/A	0.26	N/A	250	LIM	>999	✓	0.42	28.7	✓	N/A
2/L3	N/A	N/A	N/A	N/A	0.55	N/A	250	LIM	>999	✓	0.68	28.9	✓	N/A
3/L3	N/A	N/A	N/A	N/A	0.49	N/A	250	LIM	>999	✓	0.64	28.6	✓	N/A
4/L3	N/A	N/A	N/A	N/A	0.61	N/A	250	LIM	>999	✓	0.75	28.8	✓	N/A
5/L3	N/A	N/A	N/A	N/A	0.58	N/A	250	LIM	>999	✓	0.72	28.7	✓	N/A
6/L3	0.31	0.30	0.49	✓	0.20	N/A	250	LIM	>999	✓	0.39	28.9	✓	N/A
7/L3	0.24	0.24	0.38	✓	0.16	N/A	250	LIM	>999	✓	0.40	28.7	✓	N/A
8/L3	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.23	28.8	✓	N/A
9/L3	N/A	N/A	N/A	N/A	0.07	N/A	250	LIM	>999	✓	0.25	28.9	✓	N/A
10/L3	0.24	0.23	0.39	✓	0.16	N/A	250	LIM	>999	✓	0.29	28.6	✓	N/A
11/L3	0.23	0.22	0.36	✓	0.15	N/A	250	LIM	>999	✓	0.27	28.2	✓	N/A
12/L3	0.29	0.30	0.47	✓	0.19	N/A	250	LIM	>999	✓	0.32	28.4	✓	N/A
13/L3	0.33	0.32	0.54	✓	0.22	N/A	250	LIM	>999	✓	0.34	28.7	✓	N/A
14/L3	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
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	28/08/2024	To	28/08/2024					
		Date(s) live testing	28/08/2024	To	28/08/2024					
Test instrument serial number(s)	Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109	RCD	102133109	E/Electrode	N/A
Tested by: Name (capital letters)	PETER HUGHES				Signature					
Position	Fixed Wire Inspector		Date	28/08/2024						

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202

for Industrial/Commercial Premises

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



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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 10/TP)
Location	Ewlo Flat 2 Room 5 Riser Schneider	No. of phases	3 BS(EN) 60947-2 MCCB Type N/A Rating 63 A
Designation	DB LL 1/P Power	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating <input type="checkbox"/> Δn mA
No. of ways	14		

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 § (Ω)	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Ring Sockets Cleaners Circulation Area	A3	B	10	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
1/L2	CDO Socket IT HUB	A3	B	1	4	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
1/L3	Ring Sockets Cleaners Circulation Area 1st Floor	A3	B	8	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
2/L1	Main Door Access Gnd Floor	A3	B	1	2.5	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
2/L2	CDO Socket IT HUB	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	AOD Smoke Shaft 1st Floor	O2	B	1	2.5	1.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
3/L1	Powered Door Gnd Floor	A3	B	1	2.5	1.5	0.4	60898 MCB	C	16	10	2.18	N/A	N/A	N/A	N/A
3/L2	CDO Socket IT HUB	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	AOV End of Corridor 1st Floor	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
4/L1	Hold Open Device Gnd Floor	A3	B	1	2.5	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
4/L2	Ring Sockets IT Hub Gnd Floor	A3	B	2	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
4/L3	Hold Open Device 1st Floor	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	Hold Open Device Gnd Floor	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, IT HUB	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	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	Intercom Unit Gnd Floor	A3	B	1	2.5	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
6/L2	Ring Sockets Cleaners 2nd Floor	A3	B	8	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	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	AOV End of Corridor Gnd Floor	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
7/L2	AOD Smoke Shaft 2nd Floor	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	2.18	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	AOD Smoke Shaft Gnd Floor	O2	B	1	2.5	2.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
8/L2	AOV End of Corridor 2nd Floor	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	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
9/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
9/L2	Hold Open Device 2nd Floor	A3	B	1	2.5	1.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
9/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
10/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
10/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
10/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
11/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
11/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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 2 Room 5 Riser Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB LL 1/P Power	Z _{db}	0.12 Ω Operating at IΔn _____ ms
No. of ways	14 <input checked="" type="checkbox"/> Supply polarity confirmed <input checked="" type="checkbox"/> Phase sequence confirmed	I _{pf}	1.90 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	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 (✓)	AFCD (✓)
	r1	rn	r2		R1 + R2	R2									
1/L1	1.62	1.60	2.58	✓	1.05	N/A	250	LIM	>999	✓	1.18	28.6	✓	N/A	
1/L2	N/A	N/A	N/A	N/A	0.63	N/A	250	LIM	>999	✓	0.77	N/A	N/A	N/A	
1/L3	1.13	1.11	1.85	✓	0.75	N/A	250	LIM	>999	✓	0.89	28.4	✓	N/A	
2/L1	N/A	N/A	N/A	N/A	0.32	N/A	250	LIM	>999	✓	0.46	N/A	N/A	N/A	
2/L2	N/A	N/A	N/A	N/A	0.55	N/A	250	LIM	>999	✓	0.69	N/A	N/A	N/A	
2/L3	N/A	N/A	N/A	N/A	0.31	N/A	250	LIM	>999	✓	0.45	N/A	N/A	N/A	
3/L1	N/A	N/A	N/A	N/A	0.36	N/A	250	LIM	>999	✓	0.51	N/A	N/A	N/A	
3/L2	N/A	N/A	N/A	N/A	0.59	N/A	250	LIM	>999	✓	0.73	N/A	N/A	N/A	
3/L3	N/A	N/A	N/A	N/A	0.29	N/A	250	LIM	>999	✓	0.43	N/A	N/A	N/A	
4/L1	N/A	N/A	N/A	N/A	0.27	N/A	250	LIM	>999	✓	0.41	N/A	N/A	N/A	
4/L2	0.68	0.65	1.05	✓	0.43	N/A	250	LIM	>999	✓	0.56	28.7	✓	N/A	
4/L3	N/A	N/A	N/A	N/A	0.26	N/A	250	LIM	>999	✓	0.42	N/A	N/A	N/A	
5/L1	N/A	N/A	N/A	N/A	0.29	N/A	250	LIM	>999	✓	0.43	N/A	N/A	N/A	
5/L2	N/A	N/A	N/A	N/A	0.58	N/A	250	LIM	>999	✓	0.72	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	0.34	N/A	250	LIM	>999	✓	0.49	N/A	N/A	N/A	
6/L2	1.23	1.25	1.98	✓	0.81	N/A	250	LIM	>999	✓	0.94	28.0	✓	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	0.32	N/A	250	LIM	>999	✓	0.46	N/A	N/A	N/A	
7/L2	N/A	N/A	N/A	N/A	0.27	N/A	250	LIM	>999	✓	0.41	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	0.26	N/A	250	LIM	>999	✓	0.42	N/A	N/A	N/A	
8/L2	N/A	N/A	N/A	N/A	0.37	N/A	250	LIM	>999	✓	0.52	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	
9/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	
9/L2	N/A	N/A	N/A	N/A	0.38	N/A	250	LIM	>999	✓	0.54	N/A	N/A	N/A	
9/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	
10/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	
10/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	
10/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	
11/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	
11/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	28/08/2024	To	28/08/2024					
		Date(s) live testing	28/08/2024	To	28/08/2024					
Test instrument serial number(s)	Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109	RCD	102133109	E/Electrode	N/A
Tested by: Name (capital letters)		PETER HUGHES		Signature						
Position		Fixed Wire Inspector		Date		28/08/2024				

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3† <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB RF PB, 2/L1)
Location	Ewlo Flat 8 Room 6 Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type <input type="checkbox"/> Rating 63 A
Designation	DB Flat 8 Room 6	Nominal voltage	400 V RCD BS(EN) N/A Type <input type="checkbox"/> Rating <input type="checkbox"/> Δn mA
No. of ways	8		

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 §	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Cooker	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
2/L1	Ring Sockets Kitchen	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
3/L1	Ring Sockets Flat	A3	B	3	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
4/L1	Lights Kitchen	A3	B	3	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L1	Lights Flat	A3	B	5	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
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
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
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

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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 8 Room 6 Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB Flat 8 Room 6	Z _{db}	0.14 Ω Operating at IΔn N/A ms
No. of ways	8 <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf}	1.64 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	L/E, N/E			All RCDs IΔn ms	RCD (✓)	AFD (✓)
	r1	rn	r2		R1 + R2	R2		M(Ω)	M(Ω)					
1/L1	N/A	N/A	N/A	N/A	0.11	N/A	250	LIM	>999	✓	0.27	28.4	✓	N/A
2/L1	0.29	0.28	0.45	✓	0.19	N/A	250	LIM	>999	✓	0.35	28.8	✓	N/A
3/L1	0.32	0.34	0.54	✓	0.22	N/A	250	LIM	>999	✓	0.38	28.7	✓	N/A
4/L1	N/A	N/A	N/A	N/A	0.35	N/A	250	LIM	>999	✓	0.51	28.2	✓	N/A
5/L1	N/A	N/A	N/A	N/A	0.42	N/A	250	LIM	>999	✓	0.58	29.0	✓	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
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
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

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

Date(s) dead testing 29/08/2024 To 29/08/2024

Date(s) live testing 29/08/2024 To 29/08/2024

Test instrument serial number(s) Loop impedance 102133109 Insulation resistance 102133109 Continuity 102133109 RCD 102133109 E/Electrode N/A

Tested by: Name (capital letters) PETER HUGHES Signature _____

Position Fixed Wire Inspector Date 29/08/2024

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input checked="" type="checkbox"/> T2 <input checked="" type="checkbox"/> T3† <input type="checkbox"/> N/A <input type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB RF PB, 3/TP)
Location	Ewlo Roof Plant Room Schneider	No. of phases	3 BS(EN) 60947-2 MCCB Type Rating 63 A
Designation	DB PL1P Power	Nominal voltage	400 V RCD BS(EN) N/A Type Rating Δn mA
No. of ways	24		

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 §	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Ring Sockets Plant Room	A3	B	2	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
1/L2	CDO Socket Plant Room	A3	B	1	4	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
1/L3	Tubular Heater Plant 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/TP	Roof Extract 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
3/TP	Roof Extract 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
4/TP	Roof Extract Fan 12	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 Extract Fan 11	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 Extract Fan 13	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 Extract Fan 14	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 Extract Fan 16	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
9/TP	Roof Extract Fan 15	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
10/TP	Roof Extract 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
11/TP	Roof Extract 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
12/TP	Roof Extract 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
13/TP	Roof Extract 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
14/TP	Roof Extract Fan 4	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
15/TP	Roof Extract Fan 3	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
16/TP	Roof Extract Fan 2	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
17/TP	Roof Extract Fan 1	G2	E	1	2.5	SWA	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
18/L1	AOV Head of Smoke Shaft	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
18/L2	CDO Socket Plant Room	A3	B	1	4	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
18/L3	AOV Head of Smoke Shaft	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
19/L1	Fan Control Spur	A3	B	1	2.5	1.5	0.4	60898 MCB	C	10	10	3.49	N/A	N/A	N/A	N/A
19/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
19/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
20/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
21/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
22/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
23/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
24/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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Roof Plant Room Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB PL1P Power	Z _{db}	0.13 Ω Operating at IΔn [] ms
No. of ways	24 <input checked="" type="checkbox"/> Supply polarity confirmed <input checked="" type="checkbox"/> Phase sequence confirmed	I _{pf}	2.97 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	3 SPD: <input checked="" type="checkbox"/> Operational status confirmed <input 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	L/E, N/E				RCD (✓)	AFDD (✓)
	r1	rn	r2		R1 + R2	R2		M(Ω)	M(Ω)					
1/L1	0.23	0.22	0.36	✓	0.15	N/A	250	LIM	>999	✓	0.29	28.7	✓	N/A
1/L2	N/A	N/A	N/A	N/A	0.17	N/A	250	LIM	>999	✓	0.32	N/A	N/A	N/A
1/L3	N/A	N/A	N/A	N/A	0.07	N/A	250	LIM	>999	✓	0.22	N/A	N/A	N/A
2/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
3/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
4/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
5/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
6/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
7/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
8/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
9/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
10/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
11/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
12/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
13/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
14/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
15/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
16/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
17/TP	N/A	N/A	N/A	N/A	LIM	N/A	250	LIM	>999	LIM	LIM	N/A	N/A	N/A
18/L1	N/A	N/A	N/A	N/A	0.33	N/A	250	LIM	>999	✓	0.48	N/A	N/A	N/A
18/L2	N/A	N/A	N/A	N/A	0.19	N/A	250	LIM	>999	✓	0.34	N/A	N/A	N/A
18/L3	N/A	N/A	N/A	N/A	0.37	N/A	250	LIM	>999	✓	0.52	N/A	N/A	N/A
19/L1	N/A	N/A	N/A	N/A	0.03	N/A	250	LIM	>999	✓	0.17	N/A	N/A	N/A
19/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
19/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
20/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
21/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
22/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
23/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
24/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 29/08/2024 To 29/08/2024

Date(s) live testing 29/08/2024 To 29/08/2024

Test instrument serial number(s) Loop impedance 102133109 Insulation resistance 102133109 Continuity 102133109 RCD 102133109 E/Electrode N/A

Tested by: Name (capital letters) PETER HUGHES Signature []

Position Fixed Wire Inspector Date 29/08/2024

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3† <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 21/L2)
Location	Ewlo Flat 6 Room 6 Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type <input type="checkbox"/> Rating 63 A
Designation	DB Flat 6 Room 6	Nominal voltage	400 V RCD BS(EN) N/A Type <input type="checkbox"/> Rating <input type="checkbox"/> Δn mA
No. of ways	10		

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 § 80% (Ω)	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L2	Cooker	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
2/L2	Ring Sockets Kitchen	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
3/L2	Ring Sockets Flat	A3	B	3	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
4/L2	Lights Kitchen	A3	B	3	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L2	Lights Flat	A3	B	5	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
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
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
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
9/L2	SPARE															
10/L2	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.)
 ‡ 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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 6 Room 6 Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB Flat 6 Room 6	Z _{db}	0.15 Ω Operating at IΔn _____ ms
No. of ways	10 <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf}	1.53 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	L/E, N/E			All RCDs IΔn ms	RCD	AFCO
	r1	rn	r2		R1 + R2	R2		M(Ω)	M(Ω)				(✓)	(✓)
1/L2	N/A	N/A	N/A	N/A	0.10	N/A	250	LIM	>999	✓	0.29	28.4	✓	N/A
2/L2	0.31	0.31	0.50	✓	0.20	N/A	250	LIM	>999	✓	0.38	28.8	✓	N/A
3/L2	0.34	0.35	0.55	✓	0.22	N/A	250	LIM	>999	✓	0.39	28.7	✓	N/A
4/L2	N/A	N/A	N/A	N/A	0.33	N/A	250	LIM	>999	✓	0.48	28.2	✓	N/A
5/L2	N/A	N/A	N/A	N/A	0.39	N/A	250	LIM	>999	✓	0.56	29.0	✓	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
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
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
9/L2	N/A	N/A	N/A	N/A						N/A			N/A	N/A
10/L2	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	29/08/2024	To	29/08/2024					
		Date(s) live testing	29/08/2024	To	29/08/2024					
Test instrument serial number(s)	Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109	RCD	102133109	E/Electrode	N/A
Tested by: Name (capital letters)	PETER HUGHES				Signature					
Position	Fixed Wire Inspector				Date	29/08/2024				

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202



for Industrial/Commercial Premises

Requirements for Electrical Installations
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Client Address	First Floor, 12 Arthur Street London,.	Postcode	SA1 8EP
Client Postcode	EC4R 9AB		

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 18/L2)
Location	Ewlo Flat 4 Room 6 Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type Rating 63 A
Designation	DB Flat 4 Room 6	Nominal voltage	400 V RCD BS(EN) N/A Type Rating Δn mA
No. of ways	10		

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 §	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L2	Cooker	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
2/L2	Ring Sockets Kitchen	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
3/L2	Ring Sockets Flat	A3	B	3	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
4/L2	Lights Kitchen	A3	B	3	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L2	Lights Flat	A3	B	5	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
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
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
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
9/L2	SPARE															
10/L2	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.)
 ‡ 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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 4 Room 6 Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB Flat 4 Room 6	Z _{db}	0.13 Ω Operating at IΔn _____ ms
No. of ways	10 <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf}	1.82 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	L/E, N/E			All RCDs IΔn ms	RCD	A-FDD
	r1	rn	r2		R1 + R2	R2		M(Ω)	M(Ω)				(✓)	(✓)
1/L2	N/A	N/A	N/A	N/A	0.09	N/A	250	LIM	>999	✓	0.24	28.2	✓	N/A
2/L2	0.30	0.31	0.49	✓	0.20	N/A	250	LIM	>999	✓	0.35	28.8	✓	N/A
3/L2	0.33	0.33	0.53	✓	0.22	N/A	250	LIM	>999	✓	0.37	28.4	✓	N/A
4/L2	N/A	N/A	N/A	N/A	0.31	N/A	250	LIM	>999	✓	0.46	28.2	✓	N/A
5/L2	N/A	N/A	N/A	N/A	0.43	N/A	250	LIM	>999	✓	0.59	28.6	✓	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
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
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
9/L2	N/A	N/A	N/A	N/A						N/A			N/A	N/A
10/L2	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 29/08/2024 To 29/08/2024

Date(s) live testing 29/08/2024 To 29/08/2024

Test instrument serial number(s) Loop impedance 102133109 Insulation resistance 102133109 Continuity 102133109 RCD 102133109 E/Electrode N/A

Tested by: Name (capital letters) PETER HUGHES Signature _____

Position Fixed Wire Inspector Date 29/08/2024

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3† <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 13/L2)
Location	Ewlo Flat 2 Room 6 Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type <input type="checkbox"/> Rating 63 A
Designation	DB Flat 2 Room 6	Nominal voltage	400 V RCD BS(EN) N/A Type <input type="checkbox"/> Rating <input type="checkbox"/> Δn mA
No. of ways	10		

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 §	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L2	Cooker	A3	B	1	10	4	0.4	61009 RCD/RCBO	C	32	10	0.54	61009	A	30	32
2/L2	Ring Sockets Kitchen	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	C	32	10	0.54	61009	A	30	32
3/L2	Ring Sockets Flat	A3	B	3	2x2.5	2x1.5	0.4	61009 RCD/RCBO	C	32	10	0.54	61009	A	30	32
4/L2	Lights Flat	A3	B	9	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L2	SPARE															
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
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
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
9/L2	SPARE															
10/L2	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.)
 ‡ 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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 2 Room 6 Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB Flat 2 Room 6	Z _{db}	0.11 Ω Operating at IΔn _____ ms
No. of ways	10 <input checked="" type="checkbox"/> Supply polarity confirmed <input type="checkbox"/> Phase sequence confirmed	I _{pf}	2.03 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	L/E, N/E			All RCDs IΔn ms	RCD	AFCO
	r1	rn	r2		R1 + R2	R2		M(Ω)	M(Ω)				(✓)	(✓)
1/L2	N/A	N/A	N/A	N/A	0.10	N/A	250	LIM	>999	✓	0.22	28.7	✓	N/A
2/L2	0.29	0.29	0.46	✓	0.19	N/A	250	LIM	>999	✓	0.33	28.6	✓	N/A
3/L2	0.35	0.34	0.55	✓	0.23	N/A	250	LIM	>999	✓	0.36	28.8	✓	N/A
4/L2	N/A	N/A	N/A	N/A	0.53	N/A	250	LIM	>999	✓	0.66	28.9	✓	N/A
5/L2	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
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
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
9/L2	N/A	N/A	N/A	N/A						N/A			N/A	N/A
10/L2	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	29/08/2024	To	29/08/2024					
		Date(s) live testing	29/08/2024	To	29/08/2024					
Test instrument serial number(s)	Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109	RCD	102133109	E/Electrode	N/A
Tested by: Name (capital letters)	PETER HUGHES				Signature					
Position	Fixed Wire Inspector		Date	29/08/2024						

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
SPD Details: Type(s)*	T1 <input type="checkbox"/> T2 <input type="checkbox"/> T3+ <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 1, 19/TP)
Location	Ewlo Flat 6 Room 5 Riser Schneider	No. of phases	3 BS(EN) 60947-2 MCCB Type <input type="checkbox"/> Rating 125 A
Designation	DB LL/3P Power	Nominal voltage	400 V RCD BS(EN) N/A Type <input type="checkbox"/> Rating <input type="checkbox"/> Δn mA
No. of ways	8		

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 § (Ω)	RCD			
					L / N	OPC			BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Ring Sockets Cleaners 3rd Floor	A3	B	8	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32	
1/L2	Ring Sockets Cleaners 4th Floor	A3	B	8	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32	
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/L1	AOD Smoke Shaft 3rd Floor	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A	
2/L2	AOD Smoke Shaft 4th Floor	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A	
2/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	
3/L1	AOV End of Corridor 3rd Floor	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A	
3/L2	AOV End of Corridor 4th Floor	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	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	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	AOV Head of Stairs 4th Floor	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	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	Hold Open Device 3rd Floor	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	Hold Open Device 4th Floor	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/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	AOV Head of Stairs 4th Floor	O2	B	1	2.5	2.5	0.4	60898 MCB	C	16	10	1.09	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	
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 2670000274202



for Industrial/Commercial Premises

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

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

Distribution board details - Complete in every case		Complete only if the distribution board is not connected directly to the origin of the installation	
Location	Ewlo Flat 6 Room 5 Riser Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB LL/3P Power	Z _{db}	0.12 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}	2.82 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 (✓)	AFCD (✓)
	r1	rn	r2		R1 + R2	R2								
1/L1	1.16	1.14	1.89	✓	0.76	N/A	250	LIM	>999	✓	0.91	28.4	✓	N/A
1/L2	1.31	1.30	2.12	✓	0.86	N/A	250	LIM	>999	✓	0.99	28.2	✓	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/L1	N/A	N/A	N/A	N/A	0.34	N/A	250	LIM	>999	✓	0.49	N/A	N/A	N/A
2/L2	N/A	N/A	N/A	N/A	0.37	N/A	250	LIM	>999	✓	0.51	N/A	N/A	N/A
2/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
3/L1	N/A	N/A	N/A	N/A	0.31	N/A	250	LIM	>999	✓	0.45	N/A	N/A	N/A
3/L2	N/A	N/A	N/A	N/A	0.35	N/A	250	LIM	>999	✓	0.48	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	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	0.41	N/A	250	LIM	>999	✓	0.54	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	0.16	N/A	250	LIM	>999	✓	0.30	N/A	N/A	N/A
5/L2	N/A	N/A	N/A	N/A	0.22	N/A	250	LIM	>999	✓	0.36	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	0.29	N/A	250	LIM	>999	✓	0.43	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
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	29/08/2024	To	29/08/2024					
		Date(s) live testing	29/08/2024	To	29/08/2024					
Test instrument serial number(s)	Loop impedance	102133109	Insulation resistance	102133109	Continuity	102133109	RCD	102133109	E/Electrode	N/A
Tested by: Name (capital letters)	PETER HUGHES					Signature				
Position	Fixed Wire Inspector					Date	29/08/2024			

Generic Continuation**Agreed limitations and operational limitations:**

Unable to test equipment where access is limited by height, furniture, machinery or stock.

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 Riser by the Main Switch Room 70mm² G/Y. The Gas is Bonded in the Gas Riser in the Entrance Lobby 70mm² G/Y. The Dry Riser is Bonded in the Dry Riser in the Entrance Lobby 70mm² G/Y (Emlyn). The Dry Riser is Bonded in the Dry Riser in the Lobby 70mm² G/Y (Ewlo).

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:**Main LV Panelboard Remarks:**

9/L2 - Fire Alarm Panel: Cable Type O2 is FP200
 9/L3 - Refuge Panel: Cable Type O2 is FP200

DB LL 4/P Power Remarks:

2/L1 - AOD 3rd Floor Smoke Shaft: Cable Type is FP200
 2/L2 - AOD 4th Floor Smoke Shaft: Cable Type is FP200
 4/L2 - AOV Stair Core 4th Floor: Cable Type is FP200

DB LL/2 Power Remarks:

2/L2 - AOD Smoke Shaft 2nd Floor: Cable Type is FP200
 2/L3 - AOD Smoke Shaft 1st Floor: Cable Type is FP200
 6/L1 - AOD Smoke Shaft Gnd Floor: Cable Type is FP200

DB RF PB Remarks:

4/TP - Way Not Available: Main Switch Position

DB LL 1/P Power Remarks:

2/L3 - AOD Smoke Shaft 1st Floor: Cable Type is FP200
 3/L3 - AOV End of Corridor 1st Floor: Cable Type is FP200
 7/L1 - AOV End of Corridor Gnd Floor: Cable Type is FP200
 7/L2 - AOD Smoke Shaft 2nd Floor: Cable Type is FP200
 8/L1 - AOD Smoke Shaft Gnd Floor: Cable Type is FP200
 8/L2 - AOV End of Corridor 2nd Floor: Cable Type is FP200

DB PL1P Power Remarks:

ELECTRICAL INSTALLATION CONDITION REPORT

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

FT/EICR 2670000274202



18/L1 - AOV Head of Smoke Shaft: Cable Type is FP200
18/L3 - AOV Head of Smoke Shaft: Cable Type is FP200

DB LL/3P Power Remarks:

2/L1 - AOD Smoke Shaft 3rd Floor: Cable Type is FP200
2/L2 - AOD Smoke Shaft 4th Floor: Cable Type is FP200
3/L1 - AOV End of Corridor 3rd Floor: Cable Type is FP200
3/L2 - AOV End of Corridor 4th Floor: Cable Type is FP200
4/L2 - AOV Head of Stairs 4th Floor: Cable Type is FP200
6/L2 - AOV Head of Stairs 4th Floor: Cable Type is FP200