

Electrical Installation Condition Report

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

Guidance for recipients:

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

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

ELECTRICAL INSTALLATION CONDITION REPORT

FT/EICR 2670000274202

for Industrial/Commercial Premises

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A. Details of the Installation

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

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

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

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

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

Description of premises Residential or Similar Commercial Industrial Other (please specify)

Estimated age of the wiring system years

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

Records of installation available Yes No Records held by

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

D. Extent of Electrical Installation Covered by this Report:

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

Agreed Limitations and Operational Limitations (Regulations 653.2)

Unable to access the sealed supply device characteristics.
Ze and Ipf have been taken as close to the origin as possible.
Insulation resistance testing has been carried out to regulation 643.3.3 on circuits where it was impracticable to disconnect load. **--Please see Continuation Page--**

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

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

E. Summary of the Condition of the Installation

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

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

SATISFACTORY *UNSATISFACTORY

The Mains Electrical Incomer is in the Ground Floor Switch Room. The Incoming Supply is TN-C-S. The 1st Item of Equipment is MPB Sub Mains in SWA to the Rising Main Bus Bar and DB CL1. Sub Mains from Tapping Boxes off the Rising Bus Bars are in SWA Cable on Tray.

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

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

F. Recommendations

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

G. Declaration

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

Company	PHS Compliance	Inspected and tested by	Authorised for issue by	
Address	Kid Glove Road, Golborne, Warrington,	Name:	Peter Hughes	Mark Mundy
Postcode	WA3 3GR	Signature:		
Branch No.		Position:	Electrical Test Engineer	Senior Technical Auditor
Scheme No.		Date:	05/08/2024	07/03/2025

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

H. Schedule(s)

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

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

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I. Supply Characteristics and Earthing Arrangements

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

Number & Type of live conductors AC DC No. of phases 3 No. of wires 4

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

Nominal voltage, U/U₀ ⁽¹⁾ 400 v Nominal frequency, f⁽¹⁾ 50 Hz Confirmation of supply polarity

Prospective fault current, I_{pr} ⁽²⁾ 4.43 kA External loop impedance, Z_e ⁽²⁾ 0.08 Ω

Supply Protective Device BS (EN) LIM Type LIM Rated Current LIM A

No. of Additional Supplies N/A

J. Particulars of Installation Referred to in this Report

Details of installation Earth Electrode (where applicable) Type (e.g. rod(s), tape etc) N/A Distributors facility Installation Earth Electrode

Location N/A Electrode resistance to earth N/A Ω Maximum Demand (load) _____ Amps KVA

Main Protective Conductors

Material	csa	(connection / continuity) (✓) or Value	(✓) or Value
Earthing Conductor	Copper 150 mm ²	Continuity Verified <input checked="" type="checkbox"/>	Ω _____
Protective Bonding Conductor	Copper 70 mm ²	Continuity Verified <input checked="" type="checkbox"/>	Ω _____

Main Supply Conductor Material Copper csa 150 mm² (connection / continuity) (✓) or Value (✓) or Value

Main Switch Location Main Panel Board Schneider Water installation Ω To structural steel NA Ω

Fuse/device rating or setting LIM A Voltage rating 400 V Gas installation pipes Ω To lightning protection NA Ω

If RCD main switch: Rated residual operating current I_{Δn} N/A mA Oil installation pipes NA Ω Other Dry Risers Ω

BS(EN) 60947-2 MCCB No. of Poles LIM Current Rating 400 A Rated time delay N/A ms Measured operating trip time N/A ms

K. Observations

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

- No remedial work required
- The following observations are made

Explanation of codes

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

Item No.	Observation	Code
1	Observation: It is recommended that Arc Fault Detection Devices (AFDD) conforming to BS EN 62606 be provided for single phase AC final circuits supplying socket-outlets with a rated current not exceeding 32A in premises other than Higher Risk Residential Buildings (HRRB), Houses in Multiple Occupation (HMO), purpose-built student accommodation and care homes. Location: All Socket Circuits Regulation: 421.1.7	C3
2	Observation: A detailed legible diagram, chart or table or equivalent form of information has not been provided in the vicinity of the distribution board indicating type and composition of circuits as well as other relevant information. Location: All DB's Regulation: 514.9.1	C3
3	Observation: Trunking lid is missing. 4" Galv 600mm Long Above LHS of DB. Location: DB LL 4 L&P Regulation: 521.10.1	C3
4	Observation: No neutral cover, The DB was manufactured to have one. Location: DB CL 15 Flat 8 Regulation: 416.2.3	C3
5	Observation: No neutral cover, The DB was manufactured to have one. Location: DB CL 12 Flat 7 Regulation: 416.2.3	C3
6	Observation: No neutral cover, The DB was manufactured to have one. Location: DB CL 4 Flat 3 Regulation: 416.2.3	C3
7	Observation: No neutral cover, The DB was manufactured to have one. Location: DB CL 7 Flat 4 Regulation: 416.2.3	C3

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

C1 Danger present. Risk of Injury. Immediate remedial action required.	0
C2 Potentially dangerous. Urgent remedial action required.	0
C3 Improvement recommended.	7
FI Further Investigation required without delay	0

The above values are a total count of Observation per outcome

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Outcomes							
Acceptable condition:	Unacceptable condition: State	Improvement recommended:	Further Investigation:	Not Verified:	Limitation:	Not Applicable:	Inadequacies: (Items 1.1 - 1.1.5 Only)
Item No.	Description						Outcome
1.0 INTAKE EQUIPMENT (VISUAL INSPECTION ONLY);							
1.1	Service cable						
1.1.1	Service head						
1.1.2	Earthing arrangement						
1.1.3	Meter tails						
1.1.4	Metering equipment						
1.1.5	Isolator (where present)						
1.1.6	Person ordering work/dutyholder notified NOTE 1 Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and/or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. NOTE 2 For this section only, where inadequacies are found, an X should be put against the appropriate item and a comment made in Section K						
1.2	Consumer's Isolator (where present)						
1.3	Consumer's meter tails						
2.0 PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES							
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)						
2.2	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)						
3.0 AUTOMATIC DISCONNECTION OF SUPPLY							
3.1	Main earthing/bonding arrangements (411.3; Chap 54)						
3.1.1	Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)						
3.1.2	Presence of installation earth electrode arrangement (542.1.2.3)						
3.1.3	Adequacy of earthing conductor size (542.3; 543.1.1)						
3.1.4	Adequacy of earthing conductor connections (542.3.2)						
3.1.5	Accessibility of earthing conductor connections (543.3.2)						
3.1.6	Adequacy of main protective bonding conductor sizes (544.1)						
3.1.7	Adequacy and location of main protective bonding conductor connections (543.3.2; 544.1.2)						
3.1.8	Accessibility of all protective bonding connections (543.3.2)						
3.1.9	Provision of earthing/bonding labels at all appropriate locations (514.13)						
3.2	FELV - requirements satisfied (411.7; 411.7.1)						
4.0 OTHER METHODS OF PROTECTION (where any of the methods listed below are employed details should be provided on separate sheets)							
4.1	Non-conducting location (418.1)						
4.2	Earth-free local equipotential bonding (418.2)						
4.3	Electrical separation (Section 413; 418.3)						
4.4	Double insulation (Section 412)						
4.5	Reinforced insulation (Section 412)						
5.0 DISTRIBUTION EQUIPMENT							
5.1	Adequacy of working space/accessibility to equipment (132.12; 513.1)						
5.2	Security of fixing (134.1.1)						
5.3	Condition of insulation of live parts (416.1)						
5.4	Adequacy/security of barriers (416.2)						
5.5	Condition of enclosure(s) in terms of IP rating etc (416.2)						
5.6	Condition of enclosure(s) in terms of fire rating etc. (421.1.6; 421.1.201; 526.5)						
5.7	Enclosure not damaged/deteriorated so as to impair safety (651.2)						
5.8	Presence and effectiveness of obstacles (417.2)						
5.9	Presence of main switch(es), linked where required (462.1; 462.1.201; 462.2)						
5.10	Operation of main switch(es) (functional check) (643.10)						
5.11	Manual operation of circuit-breakers RCDs and AFDDs to prove functionality (643.10)						
5.12	Confirmation that integral test button/switch causes RCD(s) to trip when operated (functional check) (643.10)						
5.13	RCD(s) provided for fault protection – includes RCBO(s) (411.4.204; 411.5.2; 531.2)						
5.14	RCD(s) provided for additional protection / requirements, where required - includes RCBO(s) (411.3.3; 415.1)						
5.15	Presence of RCD six-monthly test notice at or near equipment, where required (514.12.2)						
5.16	Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1)						
5.17	Presence of alternative supply warning notice at or near equipment, where required (514.15)						
5.18	Presence of next inspection recommendation label (514.12.1)						
5.19	Presence of other required labelling (please specify) (Section 514)						
5.20	Compatibility of protective devices, bases and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)(411.3.2; 411.4; 411.5; 411.6; Sections 432; 433)						

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5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
5.0 DISTRIBUTION EQUIPMENT CONT.		
5.22	Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.5; 522.8.11)	✓
5.23	Protection against electromagnetic effects where cables enter ferromagnetic enclosures (521.5.1)	✓
6.0 DISTRIBUTION CIRCUITS		
6.1	Identification of conductors (514.3.1)	✓
6.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	✓
6.3	Condition of insulation of live parts (416.1)	✓
6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. (521.10.1)	C3
6.5	Suitability of containment systems for continued use (including flexible conduit) (Section 522)	✓
6.6	Cables correctly terminated in enclosures (Section 526)	✓
6.7	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
6.8	Examination of cables for signs of unacceptable thermal or mechanical damage/deterioration (421.1; 522.6)	✓
6.9	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
6.10	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
6.11	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	✓
6.12	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
6.13	Cable installation methods/practices with regard to the type and nature of installation and external influences (Section 522)	✓
6.14	Where exposed to direct sunlight, cable of a suitable type (522.11.1)	✓
6.15 CABLES CONCEALED UNDER FLOORS, ABOVE CEILINGS, IN WALLS/PARTITIONS LESS THAN 50 MM FROM A SURFACE, AND IN PARTITIONS CONTAINING METAL PARTS		
6.15.1	Installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	⚠
6.15.2	Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.204)	⚠
6.16	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
6.17	Band II cables segregated/separated from Band I cables (528.1)	✓
6.18	Cables segregated/separated from non-electrical services (528.3)	✓
6.19	Condition of circuit accessories (651.2)	✓
6.20	Suitability of circuit accessories for external influences (512.2)	✓
6.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
6.22	Adequacy of connections, including cpc's, within accessories and to fixed and stationary equipment – identify/ record numbers and locations of items inspected (Section 526)	✓
6.23	Presence, operation and correct location of appropriate devices for isolation and switching (Chapter 46; Section 537)	✓
6.24	General condition of wiring systems (651.2)	✓
6.25	Temperature rating of cable insulation (522.1.1; Table 52.1)	✓
7.0 CONSUMER UNIT/DISTRIBUTION BOARD		
7.1	Adequacy of working space / accessibility to consumer unit/distribution board (132.12; 513.1)	✓
7.2	Security of fixing (134.1.1)	✓
7.3	Condition of enclosure(s) in terms of IP rating (barriers etc.)(416.2)	✓
7.4	Condition of enclosure(s) in terms of fire rating etc (421.1.6; 421.1.201; 526.5)	✓
7.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	✓
7.5.1	Presence and effectiveness of obstacles (417.2)	✓
7.6	Presence of main switch(es), linked where required (462.1; 462.1,201; 462.2)	✓
7.7	Operation of main switch(es) (functional check) (643.10)	✓
7.8	Manual operation of circuit-breakers, RCD(s) and AFDD's to prove functionality (643.10)	✓
7.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	✓
7.10	Presence of RCD six-monthly test notice at or near equipment, where required (514.12.2)	✓
7.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	NA
7.12	Presence of other required labelling (Please specify) Section 514	✓
7.13	Compatibility of protective devices, bases and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432; 433)	✓
7.14	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	✓
7.15	Protection against mechanical damage where cables enter distribution board (522.8.1; 522.8.5; 522.8.11)	✓
7.16	Protection against electromagnetic effects where cables enter distribution board (521.5.1)	✓
7.17	RCD(s) provided for fault protection – includes RCBO(s)(411.4.204; 411.5.2; 531.2)	NA
7.18	RCD(s) provided for additional protection/requirements, where required - includes RCBO(s) (411.3.3; 415.1)	✓
7.19	Confirmation of indication that SPD is functional (651.4)	✓
7.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	✓
7.21	Adequate arrangements where a generating set operates as a switched alternative to public supply (551.6)	NA
7.22	Adequate arrangements where a generating set operates in parallel with public supply (551.7)	NA
8.0 FINAL CIRCUITS		
8.1	Identification of conductors (514.3.1)	✓

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8.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	✓
8.3	Condition of insulation of live parts (416.1)	✓
8.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking. (521.10.1)	✓
8.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	✓
8.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	✓
8.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	✓
8.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	✓
8.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	✓
8.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	✓
8.10	Cables Concealed Under Floors, Above Ceilings Or In Walls/ Partitions, Adequately Protected Against Damage (522.3.201, 202, 203, 204)	▲
8.10.1	Installed in prescribed zones (see Section D. Extent and limitation) (522.6.201, 204)	▲
8.10.2	Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.201; 522.6.204)	▲
8.12 PROVISION OF ADDITIONAL PROTECTION/REQUIREMENTS BY 30 mA RCD		
8.12.1	For all socket-outlets of rating 32 A or less unless an exception is permitted (411.3.3)	✓
8.12.2	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	N/A
8.12.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)	✓
8.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	✓
8.12.5	Final circuits supplying luminaries within domestic (household) premises (411.3.4)	N/A
8.12.6	For lighting that is accessible to the public (714.411.3.4)	N/A
8.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	✓
9.0 FINAL CIRCUITS CONT.		
9.14	Band II cables segregated/separated from Band I cables (528.1)	✓
9.15	Cables segregated/separated from communications cabling (528.2)	✓
9.16	Cables segregated/separated from non-electrical services (528.3)	✓
9.17	Terminations of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)	✓
9.17.1	Connection soundly made and under no undue strain (526.6)	✓
9.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	✓
9.17.3	Connections of live conductors adequately enclosed (526.5)	✓
9.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	✓
9.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2 (v))	✓
9.19	Suitability of accessories for external influences (512.2)	✓
9.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
9.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	✓
10.1 ISOLATOR (SECTIONS 460; 537)		
10.1.1	Presence and condition of appropriate devices (Section 462; 537.2.7)	✓
10.1.2	Acceptable location – state if local or remote from equipment in question (Section 462; 537.2.7)	✓
10.1.3	Capable of being secured in the OFF position (462.3)	✓
10.1.4	Correct operation verified (643.10)	✓
10.1.5	Clearly identified by position and/or durable marking (537.2.6)	✓
10.1.6	Warning label posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.1.2)	✓
10.2 SWITCHING OFF FOR MECHANICAL MAINTENANCE (SECTION 464; 537.3.2)		
10.2.1	Presence and condition of appropriate devices (464.1; 527.3.2)	✓
10.2.2	Acceptable location – state if local or remote from equipment in question (537.3.2.4)	✓
10.2.3	Capable of being secured in the OFF position (462.3)	✓
10.2.4	Correct operation verified (643.10)	✓
10.2.5	Clearly identified by position and/or durable marking (537.3.2.4)	✓
10.3 EMERGENCY SWITCHING/STOPPING (SECTION 465; 537.3.3)		
10.3.1	Presence and condition of appropriate devices (Section 465; 537.3.3; 537.4)	N/A
10.3.2	Readily accessible for operation where danger might occur (537.3.3.6)	N/A
10.3.3	Correct operation verified (643.10)	N/A
10.3.4	Clearly identified by position and/or durable marking (537.3.3.6)	N/A
10.4 FUNCTIONAL SWITCHING (SECTION 463; 537.3.1)		
10.4.1	Presence and condition of appropriate devices (537.3.1.1; 537.3.1.2)	✓
10.4.2	Correct operation verified (537.3.1.1; 537.3.1.2)	✓
11.0 CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)		
11.1	Condition of equipment in terms of IP rating etc (416.2)	✓
11.2	Equipment does not constitute a fire hazard (Section 421)	✓
11.3	Enclosure not damaged/deteriorated so as to impair safety (134.1.1; 416.2; 512.2)	✓
11.4	Suitability for the environment and external influences (512.2)	✓
11.5	Security of fixing (134.1.1)	✓

for Industrial/Commercial Premises

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



11.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: List number and location of luminaires inspected (separate page) (527.2)	⚠
11.7 RECESSED LUMINAIRES (DOWNLIGHTERS)		
11.7.1	Correct type of lamps fitted (559.3.1)	✓
11.7.2	Installed to minimize build-up of heat by use of "fire rated" fittings, insulation displacement box or similar (421.1.2)	✓
11.7.3	No signs of overheating to surrounding building fabric (559.4.1)	✓
11.7.4	No signs of overheating to conductors/terminations (526.1)	✓
12.0 PART 7 SPECIAL INSTALLATIONS OR LOCATIONS		
12.1	If any special installations or locations are present, list the particular inspections applied.	✓
13.0 PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)		
13.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.	Ⓝ

Inspector's Name:

Date:

Signature: 

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
Location	Main Switch Room Ewlo Schneider	No. of phases	3 BS(EN) N/A Type N/A Rating N/A A
Designation	Main LV Panelboard	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating N/A Δn mA
No. of ways	12		

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/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
2/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/TP	SPARE															
6/TP	SPD	D1	B	1	25	25	5	60947-2 MCCB	N/A	80	36	0.30	N/A	N/A	N/A	N/A
7/TP	Sub Mains(DB Rising Bus Bar 2)	G2	E	1	2x70	70	5	60947-2 MCCB	N/A	200	36	0.10	N/A	N/A	N/A	N/A
8/TP	Sub Mains(DB Rising Bus Bar 1)	G2	E	1	95	70	5	60947-2 MCCB	N/A	200	36	0.10	N/A	N/A	N/A	N/A
9/L1	Sub Mains(DB CL 1)	G2	E	1	25	16	5	60947-2 MCCB	N/A	63	36	0.46	N/A	N/A	N/A	N/A
9/L2	Fire Alarm Panel	O2	E	1	4	4	0.4	60947-2 MCCB	N/A	25	36	0.97	N/A	N/A	N/A	N/A
9/L3	Refuge Panel	O2	E	1	4	4	0.4	60947-2 MCCB	N/A	25	36	0.97	N/A	N/A	N/A	N/A
10/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11/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
12/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 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

SPD Details: Type(s)* T1 T2 T3+ N/A

Location

Designation

No. of ways

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

Overcurrent protective device for the distribution circuit: Supply to distribution board is from

No. of phases BS(EN) Type Rating A

Nominal voltage V RCD BS(EN) Type Rating Δn mA

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method	No. of points served	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (S)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § (Ω)	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Sub Mains(DB CL 3)	G2	E	1	25	16	5	60947-2 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
1/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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	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/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/TP	Sub Mains(DB LL 1/P Power, DB LL/1L Ltg)	G2	E	1	25	16	5	60947-2 MCCB	N/A	63	35	0.46	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
11/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
12/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
13/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13/L2	Sub Mains(DB Flat 2 Room 6)	G2	E	1	25	16	5	60947-2 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
13/L3	Sub Mains(DB CL 4)	G2	E	1	25	16	5	60947-2 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
14/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
15/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
16/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
17/L1	Sub Mains(DB CL 8)	G2	E	1	25	16	5	60947-2 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
17/L2	Sub Mains(DB CL 7)	G2	E	1	25	16	5	60947-2 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
17/L3	SPARE	G2	E	1	25	16	5	60947-2 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
18/L1	Sub Mains(DB CL 11)	G2	E	1	25	16	5	60947-2 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A
18/L2	Sub Mains(DB Flat 4 Room 6)	G2	E	1	25	16	5	60947-2 MCCB	N/A	63	35	0.46	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
19/TP	Sub Mains(DB LL/3P Power, DB LL/3L Ltg)	G2	E	1	35	16	5	60947-2 MCCB	N/A	125	35	0.46	N/A	N/A	N/A	N/A
20/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
20/L2	SPARE	G2	E	1	25	16	5	60947-2 MCCB	N/A	63	35	0.46	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	Kitchen Electrical Riser Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB Rising Bus Bar 1	Z _{db}	0.09 Ω Operating at IΔn N/A ms
No. of ways	24 <input checked="" type="checkbox"/> Supply polarity confirmed <input checked="" type="checkbox"/> Phase sequence confirmed	I _{pf}	4.16 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	0.02	N/A	250	LIM	>999	✓	0.12	N/A	N/A	N/A
1/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/TP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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/TP	N/A	N/A	N/A	N/A	0.02	N/A	250	LIM	>999	✓	0.12	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
11/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
12/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
13/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13/L2	N/A	N/A	N/A	N/A	0.01	N/A	250	LIM	>999	✓	0.11	N/A	N/A	N/A
13/L3	N/A	N/A	N/A	N/A	0.02	N/A	250	LIM	>999	✓	0.12	N/A	N/A	N/A
14/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
15/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
16/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
17/L1	N/A	N/A	N/A	N/A	0.02	N/A	250	LIM	>999	✓	0.13	N/A	N/A	N/A
17/L2	N/A	N/A	N/A	N/A	0.02	N/A	250	LIM	>999	✓	0.12	N/A	N/A	N/A
17/L3	N/A	N/A	N/A	N/A	N/A	N/A	250	LIM	>999	N/A	N/A	N/A	N/A	N/A
18/L1	N/A	N/A	N/A	N/A	0.01	N/A	250	LIM	>999	✓	0.11	N/A	N/A	N/A
18/L2	N/A	N/A	N/A	N/A	0.02	N/A	250	LIM	>999	✓	0.13	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
19/TP	N/A	N/A	N/A	N/A	0.02	N/A	250	LIM	>999	✓	0.12	N/A	N/A	N/A
20/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
20/L2	N/A	N/A	N/A	N/A	N/A	N/A	250	LIM	>999	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	22/08/2024	To	22/08/2024					
		Date(s) live testing	22/08/2024	To	22/08/2024					
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		22/08/2024				

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 type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 2, 9/L3)
Location	4th Floor Kitchen Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type N/A Rating 63 A
Designation	DB CL 17 Emlyn	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating N/A 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 5, 6	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/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
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 and Fridges RHS	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 Ovens and Hoods	A3	B	4	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 17/05, DB CL 17/06)	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 17/07, DB CL 17/08)	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 17/01, DB CL 17/02)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L3	Sub Mains(DB CL 17/03, DB CL 17/04)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
14/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 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	4th Floor Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 17 Emlyn	Z _{db}	0.15 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}	1.52 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	0.21	N/A	250	LIM	>999	✓	0.38	28.6	✓	N/A
2/L3	N/A	N/A	N/A	N/A	0.57	N/A	250	LIM	>999	✓	0.74	28.8	✓	N/A
3/L3	N/A	N/A	N/A	N/A	0.66	N/A	250	LIM	>999	✓	0.82	28.4	✓	N/A
4/L3	N/A	N/A	N/A	N/A	0.69	N/A	250	LIM	>999	✓	0.87	29.2	✓	N/A
5/L3	N/A	N/A	N/A	N/A	0.71	N/A	250	LIM	>999	✓	0.88	28.7	✓	N/A
6/L3	0.24	0.23	0.38	✓	0.16	N/A	250	LIM	>999	✓	0.33	28.8	✓	N/A
7/L3	0.20	0.19	0.32	✓	0.13	N/A	250	LIM	>999	✓	0.29	28.4	✓	N/A
8/L3	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.25	28.8	✓	N/A
9/L3	N/A	N/A	N/A	N/A	0.09	N/A	250	LIM	>999	✓	0.27	28.6	✓	N/A
10/L3	0.30	0.31	0.50	✓	0.20	N/A	250	LIM	>999	✓	0.38	28.8	✓	N/A
11/L3	0.39	0.38	0.64	✓	0.26	N/A	250	LIM	>999	✓	0.43	29.0	✓	N/A
12/L3	0.36	0.36	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.41	28.4	✓	N/A
13/L3	0.25	0.26	0.41	✓	0.17	N/A	250	LIM	>999	✓	0.34	28.5	✓	N/A
14/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	19/08/2024	To	19/08/2024					
		Date(s) live testing	19/08/2024	To	19/08/2024					
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	19/08/2024							

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 <input type="text" value="Sub Mains(DB Rising Bus Bar 2, 9/L1)"/>
Location	<input type="text" value="3rd Floor Flat 6 Kitchen Schneider"/>	No. of phases	<input type="text" value="1"/> BS(EN) <input type="text" value="60947-2 MCCBMCCB"/> Type <input type="text" value="N/A"/> Rating <input type="text" value="63"/> A
Designation	<input type="text" value="DB CL 13 Emlyn"/>	Nominal voltage	<input type="text" value="400"/> V RCD BS(EN) <input type="text" value="N/A"/> Type <input type="text" value="N/A"/> Rating <input type="text" value="N/A"/> 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 § 80% (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	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L1	Lights Rooms 5, 6, 7	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L1	Lights Rooms 3, 4	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L1	Lights Rooms1, 2	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L1	SPARE															
6/L1	Ring Sockets KitchenRHS LHS and Oven, 1x Hood	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 Oven and Hood, Fridges	A3	B	4	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
8/L1	Cooker LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L1	Cooker RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
10/L1	SPARE															
11/L1	Sub Mains(DB CL 13/05, DB CL 13/06, DB CL 13/07)	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 13/02, DB CL 13/01)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L1	Sub Mains(DB CL 13/04, DB CL 13/03)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
14/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 ‡. 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	3rd Floor Flat 6 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 13 Emlyn	Z _{db}	0.14 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}	1.65 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	1 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω				Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation			
	Ring final circuits only			Fig 8 check (✓)	R1R2 or R2		Test voltage V				L/L, L/N M(Ω)	L/E, N/E M(Ω)	RCD (✓)	AFDD (✓)
	r1	rn	r2		R1 + R2	R2								
1/L1	N/A	N/A	N/A	N/A	0.21	N/A	250	LIM	>999	✓	0.38	28.4	✓	N/A
2/L1	N/A	N/A	N/A	N/A	0.57	N/A	250	LIM	>999	✓	0.74	28.6	✓	N/A
3/L1	N/A	N/A	N/A	N/A	0.66	N/A	250	LIM	>999	✓	0.82	28.4	✓	N/A
4/L1	N/A	N/A	N/A	N/A	0.69	N/A	250	LIM	>999	✓	0.87	29.2	✓	N/A
5/L1	N/A	N/A	N/A	N/A						N/A			N/A	N/A
6/L1	0.24	0.23	0.38	✓	0.16	N/A	250	LIM	>999	✓	0.33	28.8	✓	N/A
7/L1	0.20	0.19	0.32	✓	0.13	N/A	250	LIM	>999	✓	0.29	28.4	✓	N/A
8/L1	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.25	28.8	✓	N/A
9/L1	N/A	N/A	N/A	N/A	0.09	N/A	250	LIM	>999	✓	0.27	28.6	✓	N/A
10/L1	N/A	N/A	N/A	N/A						N/A			N/A	N/A
11/L1	0.39	0.38	0.64	✓	0.26	N/A	250	LIM	>999	✓	0.43	29.0	✓	N/A
12/L1	0.36	0.36	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.41	28.4	✓	N/A
13/L1	0.25	0.26	0.41	✓	0.17	N/A	250	LIM	>999	✓	0.34	28.5	✓	N/A
14/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	19/08/2024	To	19/08/2024					
		Date(s) live testing	19/08/2024	To	19/08/2024					
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	19/08/2024						

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 2, 8/TP)
Location	3rd Floor Riser Room 5 Schneider	No. of phases	3 BS(EN) 60947-2 MCCB Type N/A Rating 125 A
Designation	DB LL 4/L 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)		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 3rd Floor Stairs	A3	B	7	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
1/L2	Lights 4th Floor Stairs	A3	B	7	1.5	1	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 Corridor 3rd Floor Flat 6	A3	B	5	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L2	Lights Corridor 4th Floor Flat 8	A3	B	5	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 Corridor 3rd Floor Flat 7	A3	B	5	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L2	Lights 5th Floor Stairs Plant Room	A3	B	2	1.5	1	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/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

ELECTRICAL INSTALLATION CONDITION REPORT - 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 2, 8/TP)
Location	3rd Floor Riser Room 2 Schneider	No. of phases	3 BS(EN) 60947-2 MCCB Type N/A Rating 125 A
Designation	DB LL 4/P Power	Nominal voltage	400 V RCD BS(EN) N/A Type N/A 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 ^j :	No. of points served	Circuit conductors csa (mm ²)			Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other §	RCD			
					L / N	OPC			BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Sockets Cleaners 3rd Floor	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32	
1/L2	Sockets Cleaners 4th Floor	A3	B	3	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 3rd Floor 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	
2/L2	AOD 4th Floor 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	
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	Door Access PSU 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	
3/L2	Door Access PSU 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	
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 Stair Core 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/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
6/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
7/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
8/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

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

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

ELECTRICAL INSTALLATION CONDITION REPORT - 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 2, 9/L2)
Location	3rd Floor Flat 7 Kitchen Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type Rating 63 A
Designation	DB CL 14 Emlyn	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating N/A Δn mA
No. of ways	18		

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method ^j :	No. of points served	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (s)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD			
					L / N	OPC		BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	I _{Δn} (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 5, 6, 7	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/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
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	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	Ring Sockets Kitchen LHS and Ovens, 1x 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 Oven 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 14/07, DB CL 14/05, DB CL 14/06)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
11/L2	Sub Mains(DB CL 14/02, DB CL 14/01)	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 14/04, DB CL 14/03)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/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
14/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 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	3rd Floor Flat 7 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 14 Emlyn	Z _{db}	0.14 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}	1.62 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	1 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation	
	Ring final circuits only			Fig 8 check (✓)	R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)				RCD (✓)	AFCD (✓)
	r1	rn	r2		R1 + R2	R2								
1/L2	N/A	N/A	N/A	N/A	0.25	N/A	250	LIM	>999	✓	0.41	28.6	✓	N/A
2/L2	N/A	N/A	N/A	N/A	0.55	N/A	250	LIM	>999	✓	0.71	28.4	✓	N/A
3/L2	N/A	N/A	N/A	N/A	0.64	N/A	250	LIM	>999	✓	0.79	28.4	✓	N/A
4/L2	N/A	N/A	N/A	N/A	0.67	N/A	250	LIM	>999	✓	0.83	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
6/L2	0.24	0.23	0.38	✓	0.16	N/A	250	LIM	>999	✓	0.31	28.8	✓	N/A
7/L2	0.18	0.17	0.27	✓	0.11	N/A	250	LIM	>999	✓	0.27	28.4	✓	N/A
8/L2	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.24	28.8	✓	N/A
9/L2	N/A	N/A	N/A	N/A	0.09	N/A	250	LIM	>999	✓	0.25	28.6	✓	N/A
10/L2	0.40	0.39	0.63	✓	0.26	N/A	250	LIM	>999	✓	0.41	28.8	✓	N/A
11/L2	0.35	0.36	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.39	28.6	✓	N/A
12/L2	0.23	0.23	0.38	✓	0.15	N/A	250	LIM	>999	✓	0.32	28.4	✓	N/A
13/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
14/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	20/08/2024	To	20/08/2024					
		Date(s) live testing	20/08/2024	To	20/08/2024					
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		20/08/2024				

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

SPD Details: Type(s)* T1 T2 T3+ N/A

Location

Designation

No. of ways

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

Overcurrent protective device for the distribution circuit: Supply to distribution board is from

No. of phases BS(EN) Type Rating A

Nominal voltage V RCD BS(EN) Type Rating Δn mA

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method	No. of points served	Circuit conductors csa (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	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
2/L1	Lights Rooms 5, 6, 7	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L1	Lights Rooms1, 2	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	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/L1	Ring Sockets Kitchen RHS LHS and Ovens, 1x Hood, Fridges	A3	B	8	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
7/L1	Ring Sockets Kitchen Hood	A3	B	3	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
8/L1	Cooker LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L1	Cooker RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
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
11/L1	Sub Mains(DB CL 5/07, DB CL 5/05, DB CL 5/06)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
12/L1	Sub Mains(DB CL 5/02, DB CL 5/01)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L1	Sub Mains(DB CL 5/04, DB CL 5/03)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
14/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both boxes.
 † Where a T3 SPD is installed to protect sensitive equipment, enter Details of Circuits, of the Schedule of Test Results. (See Section 534 of BS 7671:2018+A2:2022.)
 ‡ 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	1st Floor Flat 2 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 5 Emlyn	Z _{db}	0.17 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}	1.35 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	✓	0.48	28.6	✓	N/A
2/L1	N/A	N/A	N/A	N/A	0.55	N/A	250	LIM	>999	✓	0.74	28.6	✓	N/A
3/L1	N/A	N/A	N/A	N/A	0.69	N/A	250	LIM	>999	✓	0.87	28.8	✓	N/A
4/L1	N/A	N/A	N/A	N/A	0.64	N/A	250	LIM	>999	✓	0.82	28.4	✓	N/A
5/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/L1	0.24	0.23	0.38	✓	0.16	N/A	250	LIM	>999	✓	0.35	28.6	✓	N/A
7/L1	0.20	0.19	0.32	✓	0.13	N/A	250	LIM	>999	✓	0.32	28.4	✓	N/A
8/L1	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.27	28.8	✓	N/A
9/L1	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.26	28.6	✓	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
11/L1	0.39	0.38	0.64	✓	0.26	N/A	250	LIM	>999	✓	0.44	28.2	✓	N/A
12/L1	0.36	0.36	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.42	28.4	✓	N/A
13/L1	0.25	0.26	0.41	✓	0.17	N/A	250	LIM	>999	✓	0.35	28.5	✓	N/A
14/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	20/08/2024	To	20/08/2024					
		Date(s) live testing	20/08/2024	To	20/08/2024					
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		20/08/2024				

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 2, 6/L2)
Location	2nd Floor Flat 4 Kitchen Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type N/A Rating 63 A
Designation	DB CL 9 Emlyn	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating N/A 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/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 5, 6, 7	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/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
4/L2	Lights Rooms1, 2	A3	B	8	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
6/L2	Ring Sockets Kitchen Hood	A3	B	4	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
7/L2	Ring Sockets Kitchen RHS LHS and Ovens, 1x Hood, Fridges	A3	B	8	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
8/L2	Cooker LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L2	Cooker RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
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
11/L2	Sub Mains(DB CL 9/07, DB CL 9/05, DB CL 9/06)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
12/L2	Sub Mains(DB CL 9/04, DB CL 9/03)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L2	Sub Mains(DB CL 9/02, DB CL 9/01)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
14/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 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	2nd Floor Flat 4 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 9 Emlyn	Z _{db}	0.16 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}	1.35 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	1 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation	
	Ring final circuits only			Fig 8 check (✓)	R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)				RCD (✓)	AFDD (✓)
	r1	rn	r2		R1 + R2	R2								
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	0.55	N/A	250	LIM	>999	✓	0.75	28.2	✓	N/A
3/L2	N/A	N/A	N/A	N/A	0.59	N/A	250	LIM	>999	✓	0.78	28.8	✓	N/A
4/L2	N/A	N/A	N/A	N/A	0.72	N/A	250	LIM	>999	✓	0.89	28.8	✓	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
6/L2	0.20	0.19	0.32	✓	0.13	N/A	250	LIM	>999	✓	0.31	28.4	✓	N/A
7/L2	0.24	0.23	0.38	✓	0.16	N/A	250	LIM	>999	✓	0.33	28.6	✓	N/A
8/L2	N/A	N/A	N/A	N/A	0.07	N/A	250	LIM	>999	✓	0.24	28.8	✓	N/A
9/L2	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.25	28.6	✓	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
11/L2	0.39	0.38	0.64	✓	0.26	N/A	250	LIM	>999	✓	0.43	28.2	✓	N/A
12/L2	0.25	0.26	0.41	✓	0.17	N/A	250	LIM	>999	✓	0.34	28.5	✓	N/A
13/L2	0.36	0.36	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.41	28.4	✓	N/A
14/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	20/08/2024	To	20/08/2024					
		Date(s) live testing	20/08/2024	To	20/08/2024					
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	20/08/2024							

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

SPD Details: Type(s)* T1 T2 T3† N/A

Location 1st Floor Flat 2 Riser Room 2 Schneider

Designation DB LL 2/L Ltg

No. of ways 8

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

Overcurrent protective device for the distribution circuit: Supply to distribution board is from Sub Mains(DB Rising Bus Bar 2, 2/TP)

No. of phases 3 BS(EN) 60947-2 MCCB Type N/A Rating 125 A

Nominal voltage 400 V RCD BS(EN) N/A Type N/A Rating N/A Δn mA

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method ‡	No. of points served	Circuit conductors csa (mm²)			Maximum disconnection time (BS 7671) (S)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § (Ω)	RCD			
					L / N	OPC			BS EN Number	Type No.	Rating (A)			BS EN Number	Type No.	IΔn (mA)	Rating (A)
1/L1	Lights Gnd Flr Stairs	A3	B	7	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10	
1/L2	Lights 1st Flr Stairs	A3	B	7	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10	
1/L3	Lights 2nd Flr Stairs	A3	B	7	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10	
2/L1	Lights Corridor Flat 1	A3	B	10	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10	
2/L2	Lights Corridor Flat 2	A3	B	5	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10	
2/L3	Lights Corridor Flat 4	A3	B	11	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10	
3/L1	Lights Corridor Flat 1	A3	B	6	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10	
3/L2	Lights Corridor Flat 3	A3	B	11	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10	
3/L3	Lights Corridor Flat 5	A3	B	5	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10	
4/L1	BUS PSU	A3	B	1	2.5	1.5	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10	
4/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
4/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
5/L1	Lights Colonade	A3	B	N/A	2.5	1.5	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	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	Lights External Entrance	A3	B	N/A	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	
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

Location: 1st Floor Flat 2 Riser Room 2 Schneider
 Designation: DB LL 2/L Ltg
 No. of ways: 8 Supply polarity confirmed Phase sequence confirmed
 No. of phases: 3 SPD: Operational status confirmed Not applicable

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

Associated RCD (if any): BS (EN) N/A
 Z_{db} 0.15 Ω Operating at IΔn N/A ms
 I_{pf} 2.39 kA No. of poles N/A Time delay (if applicable) N/A

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation	
	Ring final circuits only			Fig 8 check (✓)	R1R2 or R2		Test voltage V	L/L, L/N	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	0.41	N/A	250	LIM	>999	✓	0.58	28.3	✓	N/A
1/L2	N/A	N/A	N/A	N/A	0.36	N/A	250	LIM	>999	✓	0.53	28.7	✓	N/A
1/L3	N/A	N/A	N/A	N/A	0.42	N/A	250	LIM	>999	✓	0.58	28.4	✓	N/A
2/L1	N/A	N/A	N/A	N/A	0.69	N/A	250	LIM	>999	✓	0.86	28.6	✓	N/A
2/L2	N/A	N/A	N/A	N/A	0.62	N/A	250	LIM	>999	✓	0.79	28.4	✓	N/A
2/L3	N/A	N/A	N/A	N/A	0.73	N/A	250	LIM	>999	✓	0.88	28.8	✓	N/A
3/L1	N/A	N/A	N/A	N/A	0.97	N/A	250	LIM	>999	✓	1.14	28.6	✓	N/A
3/L2	N/A	N/A	N/A	N/A	0.89	N/A	250	LIM	>999	✓	1.07	28.8	✓	N/A
3/L3	N/A	N/A	N/A	N/A	0.95	N/A	250	LIM	>999	✓	1.13	28.7	✓	N/A
4/L1	N/A	N/A	N/A	N/A	0.22	N/A	250	LIM	>999	✓	0.38	28.6	✓	N/A
4/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/L1	N/A	N/A	N/A	N/A	0.49	N/A	250	LIM	>999	✓	0.66	29.2	✓	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	0.62	N/A	250	LIM	>999	✓	0.79	28.7	✓	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: 20/08/2024 To: 20/08/2024
 Date(s) live testing: 20/08/2024 To: 20/08/2024

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: 20/08/2024

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 2, 6/L3)
Location	2nd Floor Flat 5 Kitchen Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type Rating 63 A
Designation	DB CL 10 Emlyn	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating N/A 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 §	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 5, 6, 7	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/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
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	SPARE															
6/L3	Ring Sockets Kitchen LHS and Ovens, 1x 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 Oven 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 10/07, DB CL 10/05, DB CL 10/06)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
11/L3	Sub Mains(DB CL 10 /02, DB CL 10/01)	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 10/04, DB CL 10/03)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L3	SPARE															
14/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 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	2nd Floor Flat 5 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 10 Emlyn	Z _{db}	0.13 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}	1.74 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	0.27	N/A	250	LIM	>999	✓	0.42	28.8	✓	N/A
2/L3	N/A	N/A	N/A	N/A	0.61	N/A	250	LIM	>999	✓	0.76	28.6	✓	N/A
3/L3	N/A	N/A	N/A	N/A	0.73	N/A	250	LIM	>999	✓	0.88	28.7	✓	N/A
4/L3	N/A	N/A	N/A	N/A	0.54	N/A	250	LIM	>999	✓	0.68	28.4	✓	N/A
5/L3	N/A	N/A	N/A	N/A						N/A			N/A	N/A
6/L3	0.24	0.23	0.38	✓	0.16	N/A	250	LIM	>999	✓	0.33	28.0	✓	N/A
7/L3	0.18	0.17	0.27	✓	0.11	N/A	250	LIM	>999	✓	0.26	28.6	✓	N/A
8/L3	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.23	28.4	✓	N/A
9/L3	N/A	N/A	N/A	N/A	0.09	N/A	250	LIM	>999	✓	0.27	28.6	✓	N/A
10/L3	0.40	0.39	0.63	✓	0.26	N/A	250	LIM	>999	✓	0.40	28.6	✓	N/A
11/L3	0.35	0.36	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.37	28.6	✓	N/A
12/L3	0.23	0.23	0.38	✓	0.15	N/A	250	LIM	>999	✓	0.30	28.4	✓	N/A
13/L3	N/A	N/A	N/A	N/A						N/A			N/A	N/A
14/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	21/08/2024	To	21/08/2024					
		Date(s) live testing	21/08/2024	To	21/08/2024					
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	21/08/2024						

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 2, 3/L2)
Location	2nd Floor Flat 3 Kitchen Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type Rating 63 A
Designation	DB CL 6 Emlyn	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating N/A 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 §	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 5, 6, 7	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/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
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	SPARE															
6/L2	Ring Sockets Kitchen LHS and Ovens, 1x 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 Oven 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 6/07, DB CL 6/05, DB CL 6/06)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
11/L2	Sub Mains(DB CL 6/02, DB CL 6/01)	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 6/04, DB CL 6/03)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L2	SPARE															
14/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L2	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 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	2nd Floor Flat 3 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 6 Emlyn	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}	1.84 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	1 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation	
	Ring final circuits only			Fig 8 check (✓)	R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)				RCD (✓)	AFDD (✓)
	r1	rn	r2		R1 + R2	R2								
1/L2				N/A	0.27	N/A	250	LIM	>999	✓	0.39	28.4	✓	N/A
2/L2	N/A	N/A	N/A	N/A	0.72	N/A	250	LIM	>999	✓	0.85	28.6	✓	N/A
3/L2	N/A	N/A	N/A	N/A	0.66	N/A	250	LIM	>999	✓	0.81	28.2	✓	N/A
4/L2	N/A	N/A	N/A	N/A	0.59	N/A	250	LIM	>999	✓	0.74	28.6	✓	N/A
5/L2	N/A	N/A	N/A	N/A						N/A			N/A	N/A
6/L2	0.24	0.23	0.38	✓	0.16	N/A	250	LIM	>999	✓	0.29	28.4	✓	N/A
7/L2	0.18	0.17	0.27	✓	0.11	N/A	250	LIM	>999	✓	0.25	28.4	✓	N/A
8/L2	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.22	28.8	✓	N/A
9/L2	N/A	N/A	N/A	N/A	0.08	N/A	250	LIM	>999	✓	0.23	28.6	✓	N/A
10/L2	0.40	0.39	0.63	✓	0.26	N/A	250	LIM	>999	✓	0.40	28.2	✓	N/A
11/L2	0.35	0.36	0.59	✓	0.24	N/A	250	LIM	>999	✓	0.38	28.6	✓	N/A
12/L2	0.23	0.23	0.38	✓	0.15	N/A	250	LIM	>999	✓	0.28	28.6	✓	N/A
13/L2	N/A	N/A	N/A	N/A						N/A			N/A	N/A
14/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	21/08/2024	To	21/08/2024					
		Date(s) live testing	21/08/2024	To	21/08/2024					
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		21/08/2024				

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)

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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 2, 1/L3)
Location	Gnd Floor Flat 1 Kitchen Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type Rating 63 A
Designation	DB CL 2 Emlyn	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 §	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 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 3, 4	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/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
5/L3	SPARE															
6/L3	Cooker	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
7/L3	SPARE															
8/L3	Ring Sockets Kitchen LHS and Oven, 1x Hood	A3	B	3	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L3	Ring Sockets Kitchen RHS Fridges	A3	B	6	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
10/L3	Sub Mains(DB CL 2/02, DB CL 2/01)	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 2/04, DB CL 2/03)	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 2/06, DB CL 2/05)	A3	B	2	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L3	SPARE															
14/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 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	Gnd Floor Flat 1 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 2 Emlyn	Z _{db}	0.13 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}	1.74 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 (✓)	AFCD (✓)
	r1	rn	r2		R1 + R2	R2					M(Ω)	M(Ω)		
1/L3				N/A	0.27		250	LIM	>999	✓	0.43	28.2	✓	N/A
2/L3	N/A	N/A	N/A	N/A	0.49	N/A	250	LIM	>999	✓	0.65	28.6	✓	N/A
3/L3	N/A	N/A	N/A	N/A	0.56	N/A	250	LIM	>999	✓	0.71	28.7	✓	N/A
4/L3	N/A	N/A	N/A	N/A	0.68	N/A	250	LIM	>999	✓	0.82	29.4	✓	N/A
5/L3	N/A	N/A	N/A	N/A						N/A			N/A	N/A
6/L3	N/A	N/A	N/A	N/A	0.09	N/A	250	LIM	>999	✓	0.23	28.6	✓	N/A
7/L3	N/A	N/A	N/A	N/A						N/A			N/A	N/A
8/L3	0.17	0.18	0.27	✓	0.16	N/A	250	LIM	>999	✓	0.31	28.8	✓	N/A
9/L3	0.20	0.21	0.33	✓	0.13	N/A	250	LIM	>999	✓	0.27	28.4	✓	N/A
10/L3	0.24	0.23	0.39	✓	0.16	N/A	250	LIM	>999	✓	0.29	28.7	✓	N/A
11/L3	0.23	0.23	0.38	✓	0.15	N/A	250	LIM	>999	✓	0.30	28.6	✓	N/A
12/L3	0.40	0.39	0.63	✓	0.26	N/A	250	LIM	>999	✓	0.40	28.8	✓	N/A
13/L3	N/A	N/A	N/A	N/A						N/A			N/A	N/A
14/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing		Date(s) dead testing	21/08/2024	To	21/08/2024					
		Date(s) live testing	21/08/2024	To	21/08/2024					
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		21/08/2024				

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 type="checkbox"/>	Overcurrent protective device for the distribution circuit:	Supply to distribution board is from Sub Mains(DB Rising Bus Bar 2, 2/TP)
Location	1st Floor Flat 2 Riser Room 2 Schneider	No. of phases	3 BS(EN) 60947-2 MCCB Type N/A Rating 125 A
Designation	DB LL/2 Power	Nominal voltage	400 V RCD BS(EN) N/A Type N/A Rating N/A 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 Gnd Floor	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
1/L2	Ring Sockets Cleaners 1st Floor	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
1/L3	Ring Sockets Cleaners 2nd Floor	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
2/L1	Doors Access Main Front Door	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	AOD Smoke Shaft 2nd Floor	O2	B	1	4	4	0.4	60898 MCB	C	16	10	1.09	N/A	N/A	N/A	N/A
2/L3	AOD Smoke Shaft 1st Floor	O2	B	1	4	4	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	1.09	N/A	N/A	N/A	N/A
3/L2	Door Access 2nd 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
3/L3	Door Access 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
4/L1	Door 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	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L3	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/L1	Intercom 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	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	AOD Smoke Shaft Gnd Floor	O2	B	1	4	4	0.4	60898 MCB	C	16	10	1.09	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	CDO Socket in Laundry Gnd Floor	A3	B	1	4	1.5	0.4	60898 MCB	C	16	10	1.09	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	CDO Socket in Laundry Gnd Floor	A3	B	1	4	1.5	0.4	60898 MCB	C	16	10	1.09	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	1st Floor Flat 2 Riser Room 2 Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB LL/2 Power	Z _{db}	0.15 Ω Operating at IΔn N/A ms
No. of ways	8 <input checked="" type="checkbox"/> Supply polarity confirmed <input checked="" type="checkbox"/> Phase sequence confirmed	I _{pf}	2.39 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	3 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω						Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation	
	Ring final circuits only			Fig 8 check (✓)	R1R2 or R2		Test voltage V	L/L, L/N M(Ω)	L/E, N/E M(Ω)				RCD (✓)	AFDD (✓)
	r1	rn	r2		R1 + R2	R2								
1/L1	1.07	1.09	1.74	✓	0.70	N/A	250	LIM	>999	✓	0.87	N/A	N/A	N/A
1/L2	0.81	0.80	1.32	✓	0.53	N/A	250	LIM	>999	✓	0.68	N/A	N/A	N/A
1/L3	0.97	0.95	1.58	✓	0.64	N/A	250	LIM	>999	✓	0.81	N/A	N/A	N/A
2/L1	N/A	N/A	N/A	N/A	0.26	N/A	250	LIM	>999	✓	0.43	N/A	N/A	N/A
2/L2	N/A	N/A	N/A	N/A	0.28	N/A	250	LIM	>999	✓	0.47	N/A	N/A	N/A
2/L3	N/A	N/A	N/A	N/A	0.21	N/A	250	LIM	>999	✓	0.38	N/A	N/A	N/A
3/L1	N/A	N/A	N/A	N/A	0.23	N/A	250	LIM	>999	✓	0.40	N/A	N/A	N/A
3/L2	N/A	N/A	N/A	N/A	0.18	N/A	250	LIM	>999	✓	0.35	N/A	N/A	N/A
3/L3	N/A	N/A	N/A	N/A	0.17	N/A	250	LIM	>999	✓	0.33	N/A	N/A	N/A
4/L1	N/A	N/A	N/A	N/A	0.19	N/A	250	LIM	>999	✓	0.36	N/A	N/A	N/A
4/L2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4/L3	N/A	N/A	N/A	N/A	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	0.26	N/A	250	LIM	>999	✓	0.44	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	0.22	N/A	250	LIM	>999	✓	0.39	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	0.24	N/A	250	LIM	>999	✓	0.42	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	0.21	N/A	250	LIM	>999	✓	0.38	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	21/08/2024	To	21/08/2024					
		Date(s) live testing	21/08/2024	To	21/08/2024					
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	21/08/2024			

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

SPD Details: Type(s)* T1 T2 T3+ N/A

Location

Designation

No. of ways

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

Overcurrent protective device for the distribution circuit: Supply to distribution board is from

No. of phases BS(EN) Type Rating A

Nominal voltage V RCD BS(EN) Type Rating Δn mA

SCHEDULE OF CIRCUIT DETAILS

Circuit No. and Line	Circuit designation	Type of wiring	Ref. method	No. of points served	Circuit conductors csa (mm ²)		Maximum disconnection time (BS 7671) (S)	Overcurrent protective devices			Breaking capacity (KA)	BS 7671 Max. permitted Zs Other Other § 80% (Ω)	RCD			
					L / N	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, 4	A3	B	12	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
3/L1	Lights Rooms 6, 7	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
4/L1	Lights Rooms 8, 9	A3	B	8	1.5	1	0.4	61009 RCD/RCBO	C	10	10	1.75	61009	A	30	10
5/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/L1	Cooker LHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
7/L1	Cooker RHS	A3	B	1	10	4	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
8/L1	Ring Sockets Kitchen LHS	A3	B	6	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
9/L1	Ring Sockets Kitchen RHS	A3	B	5	2x2.5	2x1.5	0.4	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
10/L1	Sub Mains(DB CL 1/09, DB CL 1/08)	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 1/07, DB CL 1/06)	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 1/04, DB CL 1/01, DB CL 1/02)	A3	B	3	2x2.5	2x1.5	5	61009 RCD/RCBO	B	32	10	1.09	61009	A	30	32
13/L1	Fire Shutter in Kitchen above Ceiling	A3	B	1	2.5	1.5	0.4	60898 MCB	B	16	10	2.18	N/A	N/A	N/A	N/A
14/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L1	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

ELECTRICAL INSTALLATION CONDITION REPORT - Test Results

FT/EICR 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 1 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 1	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}	1.90 kA No. of poles N/A Time delay (if applicable) N/A
No. of phases	1 SPD: <input type="checkbox"/> Operational status confirmed <input checked="" type="checkbox"/> Not applicable		

TEST RESULTS

Circuit No. and Line	Circuit impedance Ω					Insulation resistance (Record lower reading)			Polarity	Max. Measured Z _s (Ω)	RCD testing All RCDs IΔn ms	Manual test button operation		
	Ring final circuits only			Fig 8 check (✓)	R1R2 or R2		Test voltage V	L/L, L/N M(Ω)				L/E, N/E M(Ω)	RCD (✓)	AFDD (✓)
	r1	rn	r2		R1 + R2	R2								
1/L1	N/A	N/A	N/A	N/A	0.27	N/A	250	LIM	>999	✓	0.42	28.3	✓	N/A
2/L1	N/A	N/A	N/A	N/A	0.58	N/A	250	LIM	>999	✓	0.73	28.6	✓	N/A
3/L1	N/A	N/A	N/A	N/A	0.62	N/A	250	LIM	>999	✓	0.76	28.8	✓	N/A
4/L1	N/A	N/A	N/A	N/A	0.78	N/A	250	LIM	>999	✓	0.91	28.4	✓	N/A
5/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6/L1	N/A	N/A	N/A	N/A	0.24	N/A	250	LIM	>999	✓	0.38	28.8	✓	N/A
7/L1	N/A	N/A	N/A	N/A	0.22	N/A	250	LIM	>999	✓	0.35	28.6	✓	N/A
8/L1	0.28	0.26	0.42	✓	0.18	N/A	250	LIM	>999	✓	0.32	28.7	✓	N/A
9/L1	0.23	0.24	0.37	✓	0.15	N/A	250	LIM	>999	✓	0.28	28.4	✓	N/A
10/L1	0.47	0.45	0.73	✓	0.30	N/A	250	LIM	>999	✓	0.44	28.7	✓	N/A
11/L1	0.32	0.31	0.50	✓	0.21	N/A	250	LIM	>999	✓	0.37	28.4	✓	N/A
12/L1	0.36	0.38	0.61	✓	0.24	N/A	250	LIM	>999	✓	0.39	28.6	✓	N/A
13/L1	N/A	N/A	N/A	N/A	0.22	N/A	250	LIM	>999	✓	0.35	N/A	✓	N/A
14/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18/L1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

Date(s) dead testing 28/08/2024 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, 23/TP)
Location	Ewlo Roof Plant Room Schneider	No. of phases	3 BS(EN) 60947-2 MCCB Type Rating 125 A
Designation	DB RF PB	Nominal voltage	400 V RCD BS(EN) N/A Type Rating N/A 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/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	N/A
2/L1	Sub Mains(DB Flat 8 Room 6)	G2	E	1	35	16	5	60947-2 MCCB	N/A	63	35	0.46	N/A	N/A	N/A	N/A	N/A
2/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	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	N/A
3/TP	Sub Mains(DB PL1L Ltg. DB PL1P Power)	G2	E	1	25	16	5	60947-2 MCCB		63	35	0.46	N/A	N/A	N/A	N/A	N/A
4/TP	Way Not Available	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5/TP	Passanger Lift Ewlo	G2	E	1	16	16	0.4	60947-2 MCCB		32	35	0.48	N/A	N/A	N/A	N/A	N/A
6/TP	MSCP	G2	E	1	10	10	0.4	60947-2 MCCB		25	35	0.64	N/A	N/A	N/A	N/A	N/A
7/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8/TP	SPARE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

ELECTRICAL INSTALLATION CONDITION REPORT - Circuit Details

FT/EICR 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/L1)
Location	Ewlo Flat 8 Kitchen Schneider	No. of phases	1 BS(EN) 60947-2 MCCB Type Rating 63 A
Designation	DB CL 15	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 §	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 15/11, DB CL 15/10)	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 15/02, DB CL 15/01)	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 15/05, DB CL 15/03, DB CL 15/04)	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 15/09, DB CL 15/07, DB CL 15/08)	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)

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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 Kitchen Schneider	Associated RCD (if any):	BS (EN) N/A
Designation	DB CL 15	Z _{db}	0.13 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}	1.78 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 22/08/2024 To 22/08/2024

Date(s) live testing 22/08/2024 To 22/08/2024

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 22/08/2024

