

Certificate Number: 10939471

## 1 DETAILS OF THE PERSON ORDERING THE REPORT

Client: Fresh Property Group

Address: London Office, First Floor 7-9 Swallow Street, London, W1B 4DE

## 2 REASON FOR PRODUCING THIS REPORT

Reason for producing this report:  
 Electrical installation condition report to assess the condition of the installation and its suitability for safe and continued use and compliance with BS7671 IET wiring regulations 18th Edition.

Date on which inspection and testing was carried out: 07/03/2024

## 3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation Address: Potterrow 1, 16-18 Potterrow, Edinburgh , EH8 9BL

Description of premises: Domestic  N/A Commercial  Industrial  Other:  N/A

Estimated age of wiring system: 10 years Evidence of additions/alterations: Yes  if yes, estimated age: 1 years

Installation records available? (Regulation 651.1)  Yes Date of last inspection: 07/03/2024

## 4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:  
 Visual inspection of premises supplemented by metered test to include continuity, polarity, earth fault loop impedance, insulation resistance and RCD tests where possible on 100% of all accessible circuits/areas. 10% of accessories internally inspected. Inspection and testing undertaken in accordance with IET Guidance note 3. External visual inspection of permanently connected equipment only.

Agreed limitations including the reasons (see Regulation 653.2):  
 No testing carried out on any vulnerable equipment such as security, alarms and communications. A calculation for R1+R2 readings have been applied. Limitation to circuits that are above three meters unless access is available. Insulation Resistance tests have been recorded as a limitation where engineers have been unable to verify all accessories and lamps had been disconnected and where inappropriate to isolate supply. Visual inspection only of permanently connected equipment.

Agreed with: Malcolm Snowden

Operational limitations including the reasons:  
 External Ze taken with main earth still connected as building occupied at time of test.

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2022.  
 It should be noted that cables concealed within trunking 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.

## 5 SUMMARY OF THE CONDITION OF THE INSTALLATION

See section 8 for a summary of the general condition of the installation in terms of electrical safety.

**Overall assessment of the installation in terms of it's suitability for continued use\*:** UNSATISFACTORY

**\* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.**

## 6 RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.  
 Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.  
 Observations classified as 'Code 3 - Improvement recommended' 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: 5 Years or change of tenant/owner

Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

# REMEDIAL WORKS NOTIFICATION



## DESCRIPTION OF MINOR WORKS

### 1. Description of the remedial works

All C2 and FI remedial actions completed following 5 year inspection and testing (10939471). Please retain this document alongside test certificate to show a 'Satisfactory' status.

### 2. Location/Address

Fresh - Potterrow 1  
16-18 Potterrow  
Edinburgh  
EH8 9BL

### 3. Date minor works completed

17/04/2024

### 4. Details of departures, if any, from BS 7671:2018

No C3 improvements completed.

## COMMENTS

DB LPB - 2L2, 2L3 Fault repaired by others and tested 0.33ohms, 0.43 ohms.  
Incorrect AFDD RCBOs replaced with new and tested - DB603 14ms, DB603 8ms, 10ms.  
DB606 12ms, DB613 11ms, DB504 12ms, DB505 11ms, DB 528 10ms, DB 511 11ms, DB217 14ms,  
DB223 L2 12ms, DB223 L4 18ms, DB201 12ms.  
DB 616 - Damaged socket behind TV replaced.  
DB 506 - new bacbox fitted with long screws.  
DB 518 - faulty socket replaced with new. DB 303 damaged faceplate replaced with new.  
DB 418 - cavity box and blank plate fitted to ensure no access to live parts.  
DB1A - Missing blanks replaced with new.

## PART 3. DECLARATION

I/We certify that the said works do not impair the safety of the existing installation, that the said works have been designed, constructed, inspected and tested in the accordance with BS 7671:2018 (IET Wiring Regulations) amended to  and that the said works to the best of My/Our knowledge and belief, at the time of My/Our inspection, the work complied with BS 7671:2018

Name

Signature

For and on behalf of

Position

Address

Date

Registration No.

Certificate Number: 10939431

## 1 DETAILS OF THE PERSON ORDERING THE REPORT

Client: Fresh Property Group  
 Address: First Floor 7 - 9 Swallow Street, London, W1B 4DE

## 2 REASON FOR PRODUCING THIS REPORT

Reason for producing this report:  
 Electrical installation condition report to assess the condition of the installation and its suitability for safe and continued use and compliance with the current edition of BS7671 IET wiring regulations.  
 Date on which inspection and testing was carried out: 02/10/2023

## 3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation Address: Potterrow 22A, 16-18 Potterrow, Edinburgh , EH8 9BL

Description of premises: Domestic  N/A Commercial  Industrial  Other:  N/A

Estimated age of wiring system: 5 years Evidence of additions/alterations: No if yes, estimated age: \_\_\_\_\_ years

Installation records available? (Regulation 651.1)  N/A Date of last inspection: 02/10/2023

## 4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:  
 Visual inspection of premises supplemented by metered test to include continuity, polarity, earth fault loop impedance, insulation resistance and RCD tests where possible on 100% of all accessible circuits/areas. 10% of accessories internally inspected. Inspection and testing undertaken in accordance with IET Guidance note 3. External visual inspection of permanently connected equipment only.

Agreed limitations including the reasons (see Regulation 653.2):  
 No testing carried out on any vulnerable equipment such as security, alarms and communications. A calculation for R1+ R2 readings has been applied. Limitation to circuits that are above three meters unless access is available. Insulation Resistance tests have been recorded as a limitation where engineers have been unable to verify all accessories and lamps had been disconnected and where inappropriate to isolate supply.

Agreed with: Malcolm Snowden

Operational limitations including the reasons:  
 Communal lighting circuits tested at switches. Unable to verify studio supplies so highest reading recorded.

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2022.  
 It should be noted that cables concealed within trunking 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.

## 5 SUMMARY OF THE CONDITION OF THE INSTALLATION

See section 8 for a summary of the general condition of the installation in terms of electrical safety.

**Overall assessment of the installation in terms of it's suitability for continued use\*:** UNSATISFACTORY

\* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

## 6 RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.  
 Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'.  
 Observations classified as 'Code 3 - Improvement recommended' 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: 5 Years or change of tenant/owner

Note: The proposed date for the next inspection should take into consideration the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

# REMEDIAL WORKS NOTIFICATION



## DESCRIPTION OF MINOR WORKS

### 1. Description of the remedial works

All C2 remedial actions completed following 5 year inspection and testing (10939431). Please retain this document alongside test certificate to show a 'Satisfactory' status.

### 2. Location/Address

Potterrow 2  
16-18 Potterrow  
Edinburgh  
EH8 9BL

### 3. Date minor works completed

13/12/2023

### 4. Details of departures, if any, from BS 7671:2018


N/A

## COMMENTS

All exposed connectors enclosed within suitable containment.  
All unsecured accessories secured and damaged back boxes replaced.  
All faulty RCBOs replaced with new and tested : DB 53 - 9.6ms, DB 52 - 10.2ms, DB 51 - 9.8ms, DB 49 - 12.0ms, DB 46 - 18.2ms, DB 45 - 10.1ms, DB 40 - 18.6ms, DB 38 - 22.0ms, DB 24 - 18.1ms, DB 23 - 12.2ms, DB 18 - 12.6ms, DB 16 - 10.8ms, DB 15 - 10.0ms, DB 10 - 14.6ms, DB 07 - 18.1ms, DB 06 - 22.2ms, DB 03 - 12.8ms.  
DB 25 - Extra neutral cable in RCBO found to feed bathroom fan as only 2 core used to supply switch  
Safety 400v warning labels posted where required for laundry supplies.  
Missing blanks fitted to DB 0, DB 41 connections tightened and re-tested 0.44 ohms

## PART 3. DECLARATION

I/We certify that the said works do not impair the safety of the existing installation, that the said works have been designed, constructed, inspected and tested in the accordance with BS 7671:2018 (IET Wiring Regulations) amended to  and that the said works to the best of My/Our knowledge and belief, at the time of My/Our inspection, the work complied with BS 7671:2018

Name	<input type="text" value="Bryn Howard"/>	Signature	
For and on behalf of	<input type="text" value="Salvus Total Solutions Ltd"/>	Position	<input type="text" value="Qualified Supervisor"/>
Address	<input type="text" value="8a The Courtyard, Mulberry Green&lt;br/&gt;Old Harlow, Essex, CM17 0ET"/>	Date	<input type="text" value="21/12/2023"/>
Registration No.	<input type="text" value="600246000"/>		