

Date 18/07/2025 Certificate Serial No/Ref:

ificate Serial No/Ref: 28904845

Prestige Electrics Uk Ltd Electrical Installation Condition Report



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

		(1104)				in the state of th
A. DETAIL	S OF THE CL	IENT OR PERSON	ORDERING THE	WORK		
Name:	Venus Properties I	_td				
Address:	Suite D hollies hou	ıse , 230 High Street, Pot	ters Bar, EN6 5BL Ema	nil: N/A		
B. REASO	N FOR PROD	UCING THIS REP	ORT			
Health and s	safety					
			Date(s)	nspection and tes	ting carried out:	18/07/2025
C. DETAIL	S OF THE INS	STALLATION WH	ICH IS THE SUBJ	ECT OF THIS RE	PORT	
Occupier:	Venus Properties					
Address:	Flat 5 , 33-39 M	anchester Street Luton	LU1 2QG			
Description	of premises:	✓ Domestic	N/A Commercial	N/A Industrial	N/A Other,	please specify :
Estimated ag	ge of the wiring s	ystem 11 Ye a	ars Evidence of a	dditions or alteration	ns N/A Yes	✓ No N/A Not apparent
Installation r	ecords available? 621.1)	Yes N/A No	N/A Date of last inspection		If yes	N/A years Alternative source of supply (as described in attached schedule if applicable)
				The ince	action and testing detailed	in this report and accompanying schedules have been
D. EXTEN	T AND LIMITA	TIONS OF INSPE	CTION AND TES	TING carried o	out in accordance with BS 7	
Extent of the	e electrical install	ation covered by this	report Visual	inspection and test		
Agreed limit	ations including t	the reasons, see Regu	ulations 653.2			
N/A						
Limitations	agreed with				Danikina (if anni)	
Limitations	agreeu with	N/A			Position (if appli	cable) N/A
Operational including the						
						building or underground, have not been inspected space housing other electrical equipment.
E. SUMM	ARY OF THE C	CONDITION OF T	HE INSTALLATIO	N		
General c	ondition of the	installation (in ter	ms of electrical safety)			
Cables are pvc twin a No signs of overheat Equipment and acce Circuits are clearly la	combustible material(not metal) and earth and In good condition ing ssories are adequate and service abelled along with label for circui	only 11 years old. eable.				
Suitable for purpose		Overall assessn	nent of the installati	on in terms of its s	uitability for contir	nued use:
			SA	TISFACTORY		

An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified

F. 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 'Danger present' (Code C1) or 'Potentially dangerous' (Code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (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

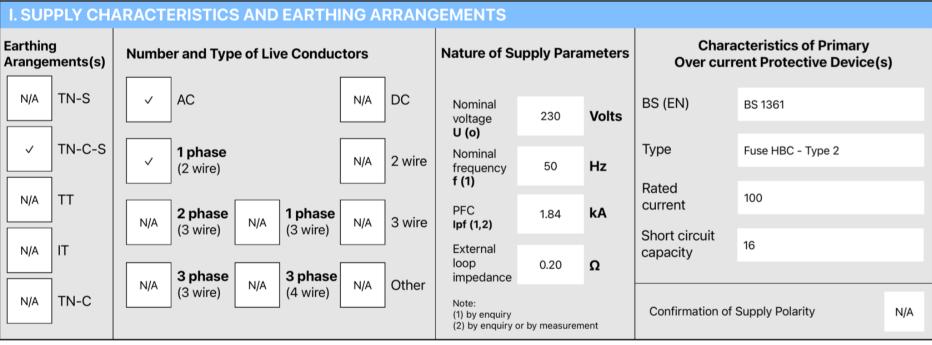
18/07/2030

G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signature(s) 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.

INSPECTED AND	TESTED BY:		REPORT AUTHOR	ISED FOR ISSUE BY:		
Name (CAPITALS)	GEORGE YACOUMIS		Contractor	Prestige Electrics Uk Ltd		
Signature	<u>(AS</u>		Address	Cottage 1 Whitewebbs Farm Whitewebbs Road London En2 9HS		
Position	Director	Date 18/07/2025				
Contact	Tel		Name	George Yacoumis		
	Email georgeyac@hotmail.co.u	k	Signature	B		
	Web		ENROLMENT NO (If applicable)	602870000	Date	18/07/2025

H. SCHEDULES	The attached schedule(s) are part of this document and this report	is valid only when they are attached to it
	✓ Schedule(s) of inspection and	✓ Schedule(s) of test results attached



J. PARTIC	ULARS	OF INS	TALLA	TION REFERF	RED T	O IN TH	IS REPO	RT					
Maana of a	orthin <i>a</i>	✓	Distribu	utor's facility		Туре			N/A	F	Resistance to earth	N/A	Ω
Means of ea	ar triirig	N/A	Installa	tion earth electro	de	Location	n of the ear		ectrode e applicable)		N/A		
MAIN PRO	IN PROTECTIVE CONDUCTORS (to ex		to extraneous o	onduc	ctive part	s)		MAIN SWITCH	H/SWITCH-FUS	SE/CIRCUIT BREAK	ER/RC	D	
Earthing Cor	nductor		nin protec			Main B	onding		T DO (5N)	00047.0	Voltage rating	230	v
Conductor Material	Copper		nductor iterial	Copper		installation pipes	N/A Stru	uctural el	Type BS (EN) No of poles	60947-3	Current Rating	100	Α
Conductor Csa mm ²	16		nductor a mm²	10	_	Gas installation pipes	N/A Oth	er ecify)	Supply	Copper	*Rated time delay	N/A	ms
Connection/ continuity verific	ad ./		nnection/ ntinuity veri	ifind of	N/A	Oil installation			Conductor	16	*Rated RCD Operating current	N/A	mA
continuity verifi	eu v		itiliaity veri	ineu V		pipes			* If RCD main sw		*RCD Operating time	N/A	ms

K. OBS	SERVATIONS	
Referrin	g to the attached schedules of inspection and test results, and subject to the limitations specified at the Extent an	d Limitations of the
	No remedial action is required The following observations are made	
ITEM NO	OBSERVATION	CLASSIFICATION CODE
1	Consumer unit not metal	С3
ш		
\vdash		
-		
\Box		
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-		
ш		
Ш		
-		
-		
Ш		
Ш		
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N/A	Additional observations Additional notes/observations attached or to follow ref:	N/A
One of the installation	ne following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(on the degree of urgency for remedial action.	s) responsible for the
C1 – Dan	ger present. Risk of injury. Immediate remedial action required	
	entially dangerous – urgent remedial action required	
	rovement recommended her investigation required without delay	

DISTRIBUTIO	ON BOARD DET	AILS FOR	Flat 5,	33-39 Man	chester S	Street Luto	n LU1 2QG										
DB ref:	DB1	Zs at this board (Ω) :	0.20	lpf at this board (kA):	18/L I	Main switch type BSEN	60947-3	Rating:	100	Α	SPD Type(s)	Supply	25	mm²	Earth:	16	mm²
Distribution board location:	Hall	Phase S Confirm (where app		N/A	Supplie from:	d	Mains	No. Of phases:		devic	lly protective ce type I reference:	BS 1	361 Type	2b	Rating:	100	Amps
CIRCUIT DE	TAILS							TEST RESU	JLTS								

					Circondi	cuit uctors		Overcu	urrent	protecti	ve devic	e		RCD		Continuity Ω					Insula	ation res	sistance				RC	CD	AFDD		
Circuit reference	Circuit designation	of wiring	Reference method	oints served	ım²)	lm²)	Max disconnection time	(EN)	Ф	j	acity (kA)	[∞] (Ω) sz pe	(EN)	Ф	(Ar	(A)	circ	ing fin cuits o	only	All cir (At least to be con	1 column	age V	Live (MΩ)	- Neutral (ΜΩ)	- Earth (MΩ)	ırth (MΩ)	Polarity	easured Zs Ω	time (ms)	cntionality	t button/ ality
Circuit r	Oir cuit designation	o adí <u>T</u>	Referenc	Number of points	Live (mm²)	cpc (mm²)	Max discon	Type BS (EN)	Туре	Rating	Breaking capacity (kA)	Max permitted Zs (Ω)	Type BS (EN)	Туре	IΔn (mA)	Rating (A)	r₁ (line)	r _n (neutral)	r ₂ (cpc)	(R ₁ + R ₂)	ଅ	Test voltage	Live - Live	Live - Neut	Live - Eart	Neutral - Earth (ΜΩ)	Pol	Maximum measured Zs	Disconnection time	Test button/fucntionality	Manual test button/ functionality
1	R.C.D																N/A	N/A	N/A	N/A	N/A	250	N/A	200	200	200	√		N/A	√	
2	Radial Circuit cooker	A	Α	1	2.5	1.5	0.4	60898	В	20	6	2.2	61008	AC	30	20	N/A	N/A	N/A	0.24	N/A	250	N/A	200	200	200	√	0.44	26.4	<i>y</i>	N/A
3	Ring Circuit kitchen sockets	Α	А	5	2.5	1.5	0.4	60898	В	32	6	1.4	61008	AC	30	63	0.30	0.31	0.62	0.24	N/A	250	N/A	200	200	200	√	0.44	26.4	√	N/A
4	Ring Circuit flat sockets	A	А	9	2.5	1.5	0.4	60898	В	32	6	1.4	61008	AC	30	63	0.31	0.32	0.59	0.24	N/A	250	N/A	200	200	200	√	0.44	26.4	V	N/A
5	Radial Circuit washing machine power point	А	А	1	2.5	1.5	0.4	60898	В	16	6	2.8	61008	AC	30	63	N/A	N/A	N/A	0.21	N/A	250	N/A	N/A	N/A	N/A	√	0.41	26.4	√	N/A
6	Lights lounge	Α	Α	14	1.5	1.0	0.4	60898	В	6	6	5.82	61008	AC	30	6	N/A	N/A	N/A	0.67	N/A	250	N/A	200	200	200	√	0.87	26.4	√	N/A
7	Radial Circuit central heating	Α	Α	1	2.5	1.5	0.4	60898	В	16	6	2.8	61008	AC	30	63	N/A	N/A	N/A	0.17	N/A	250	N/A	200	200	200	√	0.37	30.0	√	N/A
8	Lights kitchen /bed	Α	А	15	1.5	1.0	0.4	60898	В	6	6	5.82	61008	AC	30	6	N/A	N/A	N/A	0.90	N/A	250	N/A	200	200	200	√	1.10	30.0	√	N/A
9	Spare	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	Lights hall bath	Α	Α	8	1.5	1.0	0.4	60898	В	6	6	5.82	61008	AC	30	6	N/A	N/A	N/A	0.73	N/A	250	N/A	200	200	200	√	0.93	30.0	√	N/A
11	Smoke detectors	Α	Α	3	1.5	1.0	0.4	60898	В	6	6	7.3	61008	AC	30	6	N/A	N/A	N/A	0.69	N/A	250	N/A	200	200	200	√	0.89	26.4	√	N/A

Not all SPDs have visible functionality indication. RCD effectiveness is verified using an alternating current test at rated residual operating current (Ian). Not all AFDDs have a test button





	TEST INSTE	RUMENTS USED		
Earth fault loop impedance	N/A		RCD	N/A
Insulation resistance	N/A		MFT	15175236487
Continuity	N/A		Other	N/A
Inspected by: Signature		(CAPITALS)	GEORGE Y. 18/07/2025	

Engineers optional images of C1 or C2 observations if applicable

Outc	SPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION Omes	Limitation: LIM	Not Applicable:
ITEM	DESCRIPTION	(Use codes above	JTCOME Provide additional comment
	An outcome against an item in this section, other than access to live parts		1, C2, C3 and FI coded items ion K of the Condition Report
1.0	should not be used to determine the overall outcome		
1.1	Condition of service cable		✓
	Condition of service head		√
	Condition of distributor's earthing arrangement		✓
	Condition of meter tails - Distributor/Consumer		√
	Condition of metering equipment		√
	Condition of isolator (where present)		√
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)		N/A
3.0	EARTHING AND BONDING ARRANGEMENTS (411.3, Chapter 54)		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)		√
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)		N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13)		√
3.4	Adequacy of earthing conductor size (542.3, 543.1.1)		✓
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)		✓
3.6	Adequacy of main protective bonding conductor sizes (544.1)		✓
3.7	Condition and accessibility of main protective bonding conductor connections (411.3.1.2; 543.3.2; 544.1.2)		✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)		√
4.0	CONSUMER UNIT OR DISTRIBUTION BOARD		
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)		√
4.2	Security of fixing (134.1.1)		√
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)		√
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)		√
4.5	Enclosure not damaged or deteriorated so as to impair safety (651.2)		✓
4.6	Presence of main linked switch (as required by 462.1.201)		✓
4.7	Operation of main switch - (functional check) (643.10)		✓
4.8	Manual operation of circuit breakers and RCDs to prove disconnection (643.10)		✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)		✓
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)		✓
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)		√
4.12	Presence of other required labelling (please specify) (Section 514)		√
4.13	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)		√

N. IN	ISPECTION SCHEDULE FOR A DISTRIBUTION BOARD INSTALLATION			
Outc	comes	ot Verified: V	Limitation: LIM	Not Applicable: N/A
ITEM	DESCRIPTION		(Use codes above. where appropriate. C1	Provide additional comment , C2, C3 and FI coded items to on K of the Condition Report)
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)			√
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (52 522.8.5; 522.8.11)	522.8.1;		N/A
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board enclosures (521.5.1)	d/		√
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)			√
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)			√
4.19	Confirmation of indication that SPD is functional (651.4)			N/A
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly locat terminals and are tight and secure (526.1)	ted in		√
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public (551.6)	c supply		√
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551	1.7)		√
5.0	FINAL CIRCUITS			
5.1	Identification of conductors (514.3.1)			√
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)			√
5.3	Condition of the insulation of live parts (416.1)			√
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) To include integrity of conduit and trunking systems (metallic and plastic)			√
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installat (Section 523)	ntion		√
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)			✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)			√
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)			√
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (see	ection 522)		√
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.20	-		√
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or o protected against mechanical damage from nails, screws and the like (see Section D. Extent and limit (522.6.204)			√
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA			
*	For all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)			V
*	For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)			√
*	For cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)			√
*	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203))		✓
*	Final circuits supplying luminaires within domestic (household) premises (411.3.4)			✓
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section	n 527)		✓
5.14	Band II cables segregated or separated from Band I cables (528.1)			✓
5.15	Cables segregated or separated from communication cabling (528.2)			√
5.16	Cables segregated or separated from non-electrical services (528.3)			√

Outco	mes	Limitation: Not Applicable: N/A
ГЕМ	DESCRIPTION	OUTCOME (Use codes above. Provide additional commen where appropriate. C1, C2, C3 and F1 coded item: be recorded in Section K of the Condition Report
5.17	Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526)	
*	Connections soundly made and under no undue strain (526.6)	✓
*	No basic insulation of a conductor visible outside enclosure (526.8)	✓
*	Connections of live conductors adequately enclosed (526.5)	✓
*	Adequately connected at the point of entry to enclosure (glands, bushes etc) (522.8.5)	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	✓
5.19	Suitability of accessories for external influences (512.2)	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.2)	V
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	V
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	V
6.3	Shaver supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	N/A
6.5	Low voltage (e.g. 230 V) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	✓
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	V
6.7	Suitability of equipment for installation in a particular zone (701.512.3)	V
6.8	Suitability of current-using equipment for particular position within the location (701.55)	V
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS	
7.1	List all other special installations or locations present, if any (*Record separately the results of particular inspections applied)	N/A
8.0	PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)	
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist	N/A

Good		

*Special installations or locations present, if any. Details of circuits and/or installed equipment vulnerable to damage when testing and/or remarks

PROSUMI	ERS LOW V	OLT/	AGE INSTALL	ATION					
Outcomes	Acceptable Condition √		Unacceptable condition C1 or C	2	Improvement recommended C3	Further investigation: FI	Not Verified: NV	Limitation: LIM	Not Applicable: N/A
ITEM					DESCRIPTION			(Use codes above where appropriate. C be recorded in Sect	Provide additional comment 1, C2, C3 and FI coded items to ion K of the Condition Report)
8.2									N/A
8.3									N/A
8.4									N/A
8.5									N/A
8.6									N/A
8.7									N/A
8.8									N/A
8.9									N/A
8.10									N/A
8.11									N/A
8.12									N/A
8.13									N/A
8.14									N/A
8.15									N/A
8.16									N/A
8.17									N/A
8.18									N/A
8.19									N/A
8.20									N/A
8.21									N/A
8.22									N/A
8.23									N/A
8.24									N/A
8.25									N/A
8.26									N/A
8.27									N/A
8.28									N/A
8.29									N/A
8.30									N/A
8.31									N/A
8.32									N/A
8.33									N/A

CONDITION REPORT 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, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. 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'.
- 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.

CODES FOR TYPES OF WIRING								
Α	В	С	D	E	F	G	н	0
Thermoplastic insulated/ sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non- metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non- metallic trunking	Thermoplastic SWA cables	Thermoplastic SWA cables	Mineral insulated cables	Other