

ELECTRICAL INSTALLATION CONDITION REPORT



Attendance Record

Work reference:

ESEIT16548

Site:

Asquith House & Austin Hall
Servia Road
Leeds
LS7 1AW

Date of attendance:

28/02/2023

Purchase order issued

40762

Engineer Name

Niall Fensome

Engineers Signature



Site Representative

[Empty signature box for Site Representative]

Site Representative Signature

[Large empty signature box for Site Representative]

This is a record of attendance. To follow Covid-19 guidelines our engineers have been advised not to obtain signatures from the site representatives but have been given the ability to take a photo of a person or the building. This will show in the Site Representative Signature box

Any observations noted within this report which make the installation unsatisfactory have been relayed to our Estimating team who will produce a quotation and send it on as soon as possible.

ELECTRICAL INSTALLATION CONDITION REPORT

(Electrical Installations – BS7671 IET Wiring Regulations)



Reference Number

ESEITTC10024859_1

PTSG Job Ref

ESEIT16548

Client Details

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Details of Client

Tuscola (109) Ltd
c/o Tuscola 109 Ltd
Unit 120, Mill Hill House
6 The Broadway, Mill Hill
London
NW7 3LL

Reason for producing the report:

Periodic inspection to assess the condition of the installation, its suitability for safe continued use and compliance with BS 7671

Details of the Installation

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Occupier and Address:

Asquith House & Austin Hall
Asquith House & Austin Hall
Servia Road
Leeds
LS7 1AW

Description of Premises:

Commercial

Estimated age of wiring (years)

10

Evidence of additions / alterations

No

If Yes, Age yrs N/A

Installation records available

No

Date of last inspection

N/A

Extent and Limitations of Inspection and Testing

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Extent of installation covered by this report

Fixed wired 230-400V electrical installation. 20% inspection and testing of all circuits where accessible and subject to limitations. At least 10% of accessories removed for inspection. Testing carried out in accordance with Guidance Note 3 section 3.8.4.

Agreed limitations on inspection and testing

Cables concealed within trunking and conduits, or cables and conduits concealed under floors in accessible roof spaces and generally within the fabric of the building or underground have not been inspected; The Installation Reference Methods for cabling have been estimated due to circuits/cables being concealed within the fabric of the building; Testing was not conducted at equipment located above 3 metres from the floor or where the engineer can stand as per Guidance Note 3 Table 3.4 Note 5. Testing will be carried out at any accessible point of the circuit which is lower than 3 metres; Circuits with sensitive electronics including control units, dimmer packs and microprocessors, or deemed vulnerable by engineer, have not been tested for insulation resistance; Circuits supplying lighting and similar equipment that cannot reasonably be disconnected have been tested with line and neutral conductors connected together to Earth (Regulation 643.3.1 & 643.3.3); Circuits believed to be supplying vulnerable equipment have been tested for insulation resistance at 250V d.c. only; Presence of fire barriers, suitable seals and protection against thermal effects, have undergone an inspection to the accessible areas only; Circuits supplying heating, ventilation and air conditioning panels have been tested up to the isolation point within the panel; Lift Shafts and Lift equipment have not been accessed and are out of the scope of this report

Operational limitations on inspection and testing

The Service Head cut-out fuses have not been visually inspected as items are sealed by the District Network Operator. Information, if recorded in this report, is as detailed on the fuse carrier; Isolation and verification of circuits and equipment has been carried out where possible within the constraints of site operations; Circuits not energised at time of test, such as Off Peak heating supplies etc., have not been tested for Earth Loop Impedance, an R1 + R2 test has been performed for these circuits to prove earth continuity; Due to any large furniture/equipment which could not be moved by the engineer at the time the inspection and tests were carried out, only accessible points are included in this report; Any Distribution board which cannot be fully isolated for safety or operational reasons has not had any 'dead' tests carried out which involves dismantling of circuits, to protect the engineer carrying out the testing and adhere to the Electricity at Work Regulations 1989

Operational limitations were agreed with:

Name: No responsible person available

Position: N/A

The inspection and testing detailed in this report and accompanying schedules has been carried out in accordance with BS7671:2018 (IET Wiring Regulations) as amended to **No.2 – March 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

Overall Assessment of the Installation

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

Unsatisfactory

An unsatisfactory assessment indicates that dangerous (Code C1) and/or Potentially Dangerous (Code C2) and/or Further Investigation (FI) conditions have been identified.

Declaration

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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 are when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations listed above.

Inspected and Tested by:

Name: Niall Fensome

Position: EIT Engineer

Date: 28/02/2023

Signature:

Report reviewed and authorised for issue by:

Name: Laura Davies

Position: EIT Administrator

Date: 28/02/2023

Signature:

Confirmation of completion of necessary remedial work.

Sent: 25 April 2023 12:26

To: [REDACTED] <[REDACTED]@ptsg.co.uk>; [REDACTED]
[REDACTED] >; Elec Testing <electesting@ptsg.co.uk>

Subject: RE: ASQUITH HOUSE & AUSTIN HALL, SERVIA ROAD, LEEDS LS7

Please confirm that following the recent EICR remedials being completed that the building that the buildings are compliant i.e. that all the failures listed on the report have been remedied.

Appreciate that the invoice submitted specifies the works undertaken, but the client requires an email specifically confirming the above.

From: [REDACTED]@ptsg.co.uk

Subject: RE: ASQUITH HOUSE & AUSTIN HALL, SERVIA ROAD, LEEDS LS7

Date: 25 April 2023 at 14:35:32 GMT+3

To: [REDACTED] <[REDACTED]> [REDACTED]
<[REDACTED]>, Elec Testing <electesting@ptsg.co.uk>

As requested, I can confirm that following the fixed wire testing, we have rectified all C2 faults that were identified when we carried out the testing.