Form COMMUNAL Form COMMUNAL

ELECTRICAL INSTALLATION CONDITION REPORT

Requirements for electrical installations (BS7671:2508+A3:2024 18th edition)
Certificate number: EICR-20250701-Q6VY

DETAILS OF CLIENT OR PERSON ORDERING REPORT

Client:	Urban Bubble		
Address:	Sevens, 7 Dale Street , Manchester , M1 1JA		
Phone:		**Email:**	lettings@urbanbubble.co.uk

REASON FOR PRODUCING THIS REPORT

Reason:	Landlord safety report
Date inspection carried out:	2025-07-01

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier name:	Burlington Square Apt 227		
Installation address:	Burlington Square, 151 Boundary Lane, Man Hester , Manchester , M15 6jq		
Description of premises:	Residential		
Installation records available:	✔	**Installation records held by:**	Urban Bubble
Date of previous inspection:	UNKNOWN	**Previous certificate number:**	N/A
Evidence of additions/alterations:	✖		
Estimated age of installation:	5 years		

EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

Full installation within the apartment 10% of accessories

Agreed limitations including the reasons:

Certain aspects of the installation cannot be verified, such as installation methods and cable zones. Installation certification has been used to obtain this information

Agreed with: Urban Bubble

Operational limitations including the reasons:

Na

The inspection and testing in this report and accompanying schedules have been carried out in accordance with BS7671:2508+A3:2024 (18th Edition) 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.

SUMMARY OF THE CONDITION OF THE INSTALLATION

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

SATISFACTORY

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

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 'Potentially 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:

2030-07-01

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.

OBSERVATIONS AND RECOMMENDATIONS

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to responsible for the installation the degree of urgency for remedial action.

C1	C2	C3	FI	X
0 items	0 items	0 items	0 items	0 items
Danger present, risk of injury (Immediate remedial action required)	Potentially dangerous (Urgent remedial action required)	Improvement recommended (Non-urgent remedial action)	Further investigation required without delay	Denotes inadequacies of the intake equipment

☑ **No remedial action is required**

No.	Observation	Location	Code

GENERAL CONDITION OF THE INSTALLATION

General Condition of the Installation:

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 this report.

Trading title: Form Communal **Enrolment number:**

Address: The Base, 1, King Street, Hartford, CW8 1NR

Website: formcommunal.com **Phone:** 0161 820 2750

Inspected and Tested by

Name: Michael Lightburn **Position:** Electrician **Signature:**  **Date:** 2025-07-01

Report authorised by

Name: Form Communal **Position:** Manager **Signature:** **Date:** 2025-07-01

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangement: TN-S **Number and type of live conductors:** AC - 3-phase (3 wire)

Nature of Supply Parameters

Nominal voltage (U): 400 V **Uo:** 230 V **Nominal frequency:** 50 Hz **Supply polarity confirmed:** ✔

Prospective fault current: 9.52 kA **Earth loop impedance (Ze):** 0.02 ohm **Number of supplies:** 1

Supply Protective Device

BS (EN): 88-2 **Type:** GG **Short circuit capacity:** 33 kA **Rated current:** 100 A

PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of earthing

- [x] Distributor's facility
- [ ] Earth electrode

Details of installation earth electrode (where applicable)

Type: **Resistance to earth:** ohm **Location:**

Main switch / switch fuse / circuit breaker / RCD

Location: Riser Cupboard

Type BS(EN): 60947-3 **Number of poles:** 2 **Voltage rating:** 230 V **Rated current:** 100 A

Fuse device setting: 100 A **Conductor material:** Copper **Conductor CSA:** 25 mm²

If RCD main switch: **RCD operating current:** N/A mA **RCD time delay:** N/A ms **RCD operating time:** N/A ms

Earthing conductor

Conductor material: Copper **Conductor CSA:** 25 mm² **Continuity:** ✔

Main protective bonding

Conductor material: Copper **Conductor CSA:** 16 mm² **Continuity:** ✔

Bonding of extraneous conductive parts

Water: ✔ **Gas:** N/A **Oil:** N/A **Steel:** N/A **Lightning:** N/A

Other:

N/A

INSPECTION SCHEDULE

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Acceptable condition	C1 C2 Unacceptable condition	C3 Improvement recommended	FI Further investigation	NV Not verified	LIM Limitation	NA Not applicable

Item no	Description	Outcome
1. External condition of intake equipment (visual inspection only)		
1.1	Intake equipment - Service cable - Service head - Earthing arrangement - Meter tails - Metering equipment - Isolator (where present) 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 duty holder 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 the Observations section.	✓
1.1.1	Person ordering work / duty holder notified	YES
1.2	Consumer's isolator (where present)	✓
1.3	Consumer's meter tails	✓
2. Presence of adequate arrangements for other sources such as microgenerators (551.6; 551.7)		
2.0	Presence of adequate arrangements for other sources such as microgenerators (551.6; 551.7)	N/A
3. Earthing / bonding arrangements (411.3; Chap 54)		
3.1	Presence and condition of distributor's earthing arrangements (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 (514.13.1)	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓
3.6	Confirmation of main protective bonding conductor sizes (544.1)	✓
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	✓
4. Consumer unit(s) / distribution board(s)		
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/deteriorated so as to impair safety (651.2)	✓
4.6	Presence of main linked switched (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 at or near consumer unit/distribution board (514.12.2)	✓
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
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)	✓
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 (522.8.1; 522.8.5; 522.8.11)	✓
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	✓
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	✓

INSPECTION SCHEDULE

Item no	Description	Outcome
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 located in terminals and are tight and secure (526.1)	✓
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
5. Final circuits		
5.1	Identification of conductors (514.3.1)	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	N/A
5.3	Condition of insulation of live parts (416.1)	✓
5.4	Non sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A
5.4.1	To include the integrity of conduit and trunking systems (metal and plastic)	N/A
5.5	Adequacy of cables for current carrying capacity with regard for the type and nature of installation (Section 523)	✓
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 (Section 522)	✓
5.10	Concealed cables installed in prescribed zones (see Extent and limitations) (522.6.202)	N/A
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Extent and limitations) (522.6.204)	N/A
5.12	**Provision of additional requirements for protection by RCD not exceeding 30 mA:**	
5.12.1	For all socket outlets of rating 32A or less, unless an exception is permitted (411.3.3)	✓
5.12.2	For the supply of mobile equipment not exceeding 32A rating for use outdoors	✓
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	✓
5.12.4	For 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 527)	✓
5.14	Band II cables segregated/separated from Band I cables (528.1)	✓
5.15	Cables segregated/separated from communications cabling (528.2)	✓
5.16	Cables segregated/separated from non-electrical services (528.3)	✓
5.17	**Termination of cables at enclosures - indicate extent of sampling in Extent of Limitations of the report (Section 526):**	
5.17.1	Connections soundly made and under no undue strain (526.6)	✓
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	✓
5.17.3	Connections of live conductors adequately enclosed (526.5)	✓
5.17.4	Adequately connected at 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; 530.3.3)	✓
6. Location(s) containing a bath or shower		
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	✓
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	✓
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	✓

INSPECTION SCHEDULE

Item no	Description	Outcome
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 volt) socket-outlets sited at least 2.5m from zone (701.512.3)	✓
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	✓
6.7	Suitability of accessories and control-gear etc. for a particular zone (701.512.3)	✓
6.8	Suitability of current using equipment for particular position within the location (701.55)	✓
7. Other Part 7 special installations or locations		
7.02	Swimming pools and other basins	N/A
7.03	Rooms and cabins containing sauna heaters	N/A
7.04	Construction and demolition site installations. (BS 7375 should also be consulted within this special location. Findings which contravene BS 7375 may need to be reported separately).	N/A
7.05	Agricultural and horticultural	N/A
7.06	Conducting locations with restricted movement	N/A
7.08	Electrical installations in caravan / camping parks and similar locations	N/A
7.09	Marinas and similar locations	N/A
7.10	Medical locations	N/A
7.11	Exhibitions, shows and stands. (BS 7909 should also be consulted within this special location. Findings which contravene BS 7909 may need to be reported separately).	N/A
7.12	Solar photovoltaic (PV) power supply systems	N/A
7.14	Outdoor lighting installations	N/A
7.15	Extra-low voltage lighting installations	N/A
7.17	Mobile or transportable units	N/A
7.21	Electrical installations in caravans and motor caravans	N/A
7.22	Electric vehicle charging installations	N/A
7.29	Operating and maintenance gangways	N/A
7.30	Onshore units of electrical connections for inland navigation vessels	N/A
7.40	Temporary electrical installations for structures, amusement devices and booths at fairgrounds, amusement parks and circuses. (BS 7909 should also be consulted within this special location. Findings which contravene BS 7909 may need to be reported separately).	N/A
7.53	Heating cables and embedded heating systems.	N/A
8. Prosumer's low voltage electrical installation(s)		
8.1		N/A
8.2		N/A

Inspected by

Name: Michael Lightburn **Position:** Electrician **Signature:**  **Date:** 2025-07-01

Distribution Board - DB-1

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Board Details

Name: DB-1 **Location:** Utility Closet **Manufacturer:** Proteus **Supplied from:** Riser Cupboards **Polarity confirmed:** ✓ **Phases:** 1 **Phases confirmed:** ✓

Zs at DB: 0.08 ohm **IPF at DB:** 9.52 kA **RCD trip time:** ms

Main Switch **BS (EN):** 60947-3 **Voltage rating:** 230 V **Rated current:** 100 A **IPF rating:** 33 kA **RCD rating:** N/A mA

SPD Details **Type:** **Status:** N/A

Overcurrent Device **BS (EN):** N/A **Voltage:** N/A V **Current:** N/A A

Notes:

					CONDUCTORS			OVERCURRENT DEVICES					RCD				RING FINAL CIRCUITS			R1+R2 OR R2		INSULATION RESISTANCE					RCD		AFDD
Circuit reference	Circuit designation	Number of points served	Reference method	Type of wiring	Live (mm²)	cpc (mm²)	Max disconnect time (s)	BS(EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum Zs (ohm)	BS(EN)	Type	Operating current (mA)	Rating (A)	r1 (ohm)	rn (ohm)	r2 (ohm)	R1+R2 (ohm)	R2 (ohm)	Test Voltage (V)	Live-Live (Mohm)	Live-Earth (Mohm)	Polarity confirmed	Measured Zs (ohm)	RCD time (ms)	RCD button confirmed	AFDD button confirmed
1	Immersion	1	A	B	4	2.5	0.4	60898	B	32	6	1.36	61009	AC	30	63				0.44						0.52	28	✓	N/A
2	Kitchen Sockets	3	A	B	2.5	1.5	0.4	60898	B	32	6	1.36					0.34	0.35	0.42	0.44						0.52			
3	Mvhr	1	A	B	2.5	1.5	0.4	60898	B	16	6	2.73								0.55						0.63			
4	Cupboard Sockets	1	A	B	2.5	1.5	0.4	60898	B	20	6	2.18								0.60						0.68			
5	Lounge Donning Hall Lights	15	A	B	1.5	1	0.4	60898	B	6	6	7.28								0.98						1.06			
6	Spare																												
7	Hob And Oven	2	A	B	6	4	0.4	60898	B	40	6	1.09	61009	AC	30	63				0.22						0.3	25	✓	
8	Apartment Sockets	5	A	B	2.5	1.5	0.4	60898	B	32	6	1.36					0.33	0.33	0.40	0.43						0.51			
9	Heating	4	A	B	2.5	1	0.4	60898	B	20	6	2.18								0.34						0.43			
10	Bedroom Bathroom Lights	15	A	B	1.5	1	0.4	60898	B	6	6	7.28								1.1						1.19			
11	Smoke Detectors	4	A	B	1.5	1	0.4	60898	B	6	6	7.28								0.99						1.07			
12	Spare																												

DB-1 - Testing information

Tested by **Name:** Michael Lightburn **Position:** Electrician **Date tested:** 2025-07-01 **Signature:**

Test Equipment Details

Multifunction: KTDGL3 **Continuity:** **Insulation resistance:** **Earth fault loop impedance:** **RCD:**

APPENDIX

No observation photos available

CONDITION REPORT GUIDANCE FOR RECIPIENTS

1. The purpose of this Report is to confirm, as far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see SUMMARY OF THE CONDITION OF THE INSTALLATION). The Report should identify any damage, deterioration, defects, and / or conditions which may give rise to danger (see OBSERVATIONS AND RECOMMENDATIONS).

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 this Report without watermarks and the inspector / company should have retained a duplicate.

4. This 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. The EXTENT AND LIMITATIONS section 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 the EXTENT AND LIMITATIONS section.

7. For items classified in the OBSERVATIONS AND RECOMMENDATIONS section 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 the OBSERVATIONS AND RECOMMENDATIONS section 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 the OBSERVATIONS AND RECOMMENDATIONS section 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 SUMMARY OF THE CONDITION OF THE INSTALLATION).

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 can be found in the DECLARATION section of the Report.

11. INTAKE EQUIPMENT (VISUAL INSPECTION ONLY) EXPLANATION OF CLASSIFICATION CODE X An outcome against an item in this section, other than access to live parts, should NOT be used to determine the overall outcome. 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 duty holder 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 the Observations and Recommendations section.

12. Where the installation includes a Residual Current Device (RCD) it should be tested 6 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.

13. Where the installation includes an Arc Fault Detection Device (AFDD) having a manual test facility it should be tested 6 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.

14. 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 this safety instruction is followed.

15. 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.

WIRING TYPES REFERENCE

A: PVC/PVC cables

B: PVC cables in metallic conduit

C: PVC cables in non-metallic conduit core

D: PVC cables in metallic trunking

E: PVC cables in non-metallic trunking

F: PVC/SWA cables

G: XLPE/SWA cables

H: Mineral insulated cables

O: Other cable types not listed here