

Energy performance certificate (EPC)

FLAT 3 IMPERIAL HOUSE GLOUCESTER GL1 1NE	Energy rating C
Valid until 3 February 2031	Certificate number 2748-1121-1512-1141-4118

Property type

Top-floor flat

Total floor area

64 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	System built, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good

Feature	Description	Rating
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 44% of fixed outlets	Average
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 213 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

2.4 tonnes of CO₂

This property's potential production

1.6 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.8 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (69) to C (77).

► [What is an energy rating?](#)



Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£130

Potential rating after carrying out recommendation 1

76 | C

Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost

£25

Typical yearly saving

£28

Potential rating after carrying out recommendations 1 and 2

77 | C

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

Potential saving

£158

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

6184 kWh per year

Water heating

1984 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	2863 kWh per year
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You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Timothy Price

Telephone

07827828549

Emailtimandjane@blueyonder.co.uk

Accreditation scheme contact details**Accreditation scheme**ECMK

Assessor IDECMK300484

Telephone0333 123 1418

Emailinfo@ecmk.co.uk

Assessment details**Assessor's declaration**No related party

Date of assessment4 February 2021

Date of certificate4 February 2021

Type of assessment [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

Certificate number[2488-5041-6291-8800-3960 \(/energy-certificate/2488-5041-6291-8800-3960\)](#)**Valid until**

30 September 2020 (Expired)

Electrical Installation Condition Report - EICR

Section A. Details of the client/Person ordering the report

Name Atwell Martin Property Management Ltd
 Address The Threshing Barn, Cowage Farm Business Centre, Foxley, Malmesbury, Wilts, SN16 0JH,

Section B. Reason for producing this report

Date(s) on which inspection and testing was carried out

Requested by la
 24-November-20

This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19

Section C. Details of the installation which is subject of this report

Occupier Shuan Norville
 Site Address Flat 3 Imperial House Gloucester Glos GL1 1NE

Description Of Premises Domestic

Estimated age of wiring system 20 Year(s)

Evidence of additions/alterations No

Installation record available?(651.1) No Date of last inspection if yes, estimated age year(s)

Section D. Extent and limitations of inspecting and testing

Extent of the electrical installation covered by this report

1. The electrical installation within the property described in details of the installation.

Agreed limitations including the reasons (See Regulation 653.2)

1. A minimum of 10% of final circuit accessories inspected internally *A minimum of 20% for HMO properties in Scotland

Agreed with:

Operational limitations including the reasons

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: **2018**

It should be noted that cable concealed within trunking and conduits, under floors, in roof spaces, and generally within 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.

Section E. Summary of the condition of the installation

General condition of the installation (in terms of electrical safety)
 Good

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

Electrical Installation Condition Report - EICR

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

Section F. Recommendations

Where the overall assessment of the suitability of the installation for continued use is '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 'Requiring further investigation' (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 24-Nov-2025

Section G. Declaration

I/We, being the persons(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 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:

Name Craig Harris

Signature 

For/on behalf of Gas-ElecArea 6

Position Engineer

Address The Old Bomb Store, The Old Bomb Store, Walsham le Willows, Bury St. Edmunds, Suffolk, IP31 3AJ,

Date 24-November-2020

Section H. Schedule(s)

1 schedule(s) of inspection and 1 schedule(s) of 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.

Section I. Supply characteristics and earthing arrangements

EARTHING ARRANGEMENT	NUMBER AND TYPE OF LIVE CONDUCTORS	NATURE OF SUPPLY PARAMETERS	SUPPLY PROTECTIVE DEVICE
LIM	a.c 1Ph 2 Wire Confirmation of supply polarity Yes	Nominal voltage, U/U 230 V Nominal frequency, f. 50 Hz Prospective fault current, I _{pf} (2) kA External loop impedance Z _e Note: (1) by enquiry (2) by enquiry or by measurement	BS(EN) Lim Type: Lim Rated Current: Lim A
Other sources of supply (As detailed on attached schedule)		No	

Electrical Installation Condition Report - EICR

Section J. Particulars of installation referred to in report

MEANS OF EARTHING Distributor's facility Yes Installation earth electrode No	DETAILS OF INSTALLATION EARTH ELECTRODE Type N/A Location N/A Resistance to Earth N/A
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Main protective conductor

Earthing conductor	Material Copper	CSA 16 mm	Connection/continuity verified Yes
Main protective bonding conductors	Material Copper	CSA 10 mm	Connection/continuity verified Yes
To water installation pipes Yes	To gas installation pipes Yes	To oil installation pipes N/A	To structural steel N/A
To lightning protection N/A	To other incoming services N/A		

Main switch/switch-fuse/circuit-breaker/RCD

Location Hallway BS(EN) 60947-3 No of poles 2	Current rating 100 A Fuse/device rating or setting 100 A Voltage rating 230 V	if RCD main switch Rated residual operating current(I) mA Rated time delay ms Measured operating time(at I) ms
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Section K. Observations

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the *Extent and limitations* of the *Inspection* and testing section.

No. OBSERVATION(S)	CLASSIFICATION CODE
1 No RCD protection on circuits 1,2 and 3	C3 – Requires Improvement
2 Downlight in Bathroom is hanging down due to broken clip	C3 – Requires Improvement
3 No heat detection device in kitchen	C3 – Requires Improvement

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

- C1 - Danger Present, Risk of injury. Immediate remedial action required
- C2 - Potentially dangerous - urgent remedial action required
- C3 - Improvement recommended
- FI - Further investigation required without delay



Electrical Installation Condition Report - EICR

Section O. Schedule of circuit details

DB reference no 1 Location Hallway Zs at DB 0.14 I at DB(kA) 2.20 Correct Polarity of supply confirmed YES Phase rotation confirmed N/A	Details of circuits and/or installed equipment vulnerable to damage when testing None	Details of test instruments used(state serial and/or asset) Continuity 080608/6530 Insulation resistance 080608/6530 Earth fault loop impedance 080608/6530 Earth electrode resistance RCD 080608/6530
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Tested by : Name (Capitals) CRAIG HARRIS Signature : Date : 24-Nov-2020	Test results																						
	Ring final circuit continuity (ohms)	Continuity (ohms)												Insulation Resistance (mega ohms)									

Protective Device							Conductor Details																
Circuit Number	Circuit Description	Type	Rating In A	Breaking capacity	RCD In (mA)	Maximum Permitted Zs	Reference method	Live (mm2)	Cpc (mm2)	r1 (Line)	Rn (Neutral)	r2 (CPC)	(R1 +R2)	R2	Insulation Resistance Test Voltage	Live / Live	Live / Earth	Polarity	Maximum measured (Zs) (Ohms)	RCD*5 time(ms)	RCD Test Button Operation	Manual AFDD test button operation	Remarks
1	Lighting throughout	BS (EN) 60898 Type B	6	6		5.82	C	1.0	1.0	N/A	N/A	N/A	0.27	N/A	50 n	>200	>200	Yes	0.39		N/A		
2	Lighting throughout	BS (EN) 60898 Type B	6	6		5.82	C	1.0	1.0	N/A	N/A	N/A	0.29	N/A	50 n	>200	>200	Yes	0.46		N/A		
3	Smoke detector	BS (EN) 60898 Type B	6	6		5.82	C	1.0	1.0	N/A	N/A	N/A	0.20	N/A	50 n	>200	>200	Yes	0.34		N/A		
4	Spare	N/A	N/A			0	N/A	0	0	N/A	N/A	N/A	N/A	N/A		N/A		N/A	N/A		N/A		



Electrical Installation Condition Report - EICR

5	Spare	N/A	N/A			0	N/A	0	0	N/A	N/A	N/A	N/A	N/A		N/A		N/A	N/A		N/A		
6	Shower	BS (EN) 60898 Type B	40	6	30	0.87	C	10.0	6.0	N/A	N/A	N/A	0.15	N/A	50 n	>200	>200	Yes	0.27	14.6	Pass	Pass	
7	Cooker point	BS (EN) 60898 Type B	32	6	30	1.1	C	6.0	4.0	N/A	N/A	N/A	0.19	N/A	50 n	>200	>200	Yes	0.26	14.6	Pass	Pass	
8	Socket outlets Kitchen	BS (EN) 60898 Type B	32	6	30	1.1	C	2.5	1.5	0.39	0.36	0.50	0.28	N/A	50 n	>200	>200	Yes	0.38	14.6	Pass	Pass	
9	Socket outlets Downstairs	BS (EN) 60898 Type B	32	6	30	1.1	C	2.5	1.5	0.29	0.34	0.47	0.40	N/A	50 n	>200	>200	Yes	0.50	14.6	Pass	Pass	
10	Spare	N/A	N/A			0	N/A	0	0	N/A	N/A	N/A	N/A	N/A		N/A		N/A	N/A		N/A		

DISTRIBUTION BOARD INSPECTION SCHEDULE FOR SINGLE DISTRIBUTION BOARD INSTALLATIONS

N. Schedule of inspections for the main intake and associated circuits for use with Electrical Installation

Condition Report

OUTCOMES	Acceptable condition	AC	Unacceptable condition	state C1 or C2	Improvement recommended	State C3	Not verified	NV	Limitation	Lim	Not applicable	NA	Further Investigation	FI
ITEM NO	DESCRIPTION												OUTCOME <i>(Use codes above Provide additional comments where appropriate)</i>	
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)													
1.1	Service Cable													AC
1.2	Service Head													LIM
1.3	Earthing Arrangement													AC
1.4	Meter tails													AC
1.5	Metering equipment													AC
1.6	Isolator (where present)													NA
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)													NA
3.0	EARTHING/BONDING ARRANGEMENTS (411.3, CHAP 54)													
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)													AC
3.2	Presence and condition of earth electrode connection where applicable 9542.1.2.3)													NA
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)													AC
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)													AC
3.5	Accessibility and condition of earthing conductor and MET (543.3.2)													AC
3.6	Confirmation of main protective conductor sizes (544.1)													AC
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1)													AC
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)													AC
4.0	CONSUMER UNIT(S) /DISTRIBUTION BOARD(S)													
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)													AC
4.2	Security of fixing (134.1.1)													AC
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)													AC
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.1.201; 526.5)													AC
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)													AC
4.6	Presence of main linked switch (as required by 462.1.201)													AC
4.7	Operation of main switch (functional check) (643.10)													AC
4.8	Manual operation of circuit breakers and RCDs to prove disconnection (643.10)													AC
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)													AC
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)													AC
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)													NA
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514)													NA
4.13	Presence of other required labelling (please specify) (Section 514)													NA
4.14	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,													AC
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)													AC
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)													AC

4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	AC
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204;411.5.2; 531.2)	AC
4.19	RCD's provided for additional protection/requirements - includes RCBO's (411.3.3; 415.1)	AC
4.20	Confirmation of identification that SPD is functional (651.4)	NA
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	AC
4.22	Adequate arrangements where generating set operates as a switched alternative to the public supply (551.6)	NA
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	NA
5.0	FINAL CIRCUITS	
5.1	Identification of conductors (514.3.1)	AC
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	LIM
5.3	Condition of insulation of live parts (416.1)	AC
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	LIM
	To include integrity of conduit and trunking system (metallic and plastic)	AC
5.5	Adequacy of cables for current carrying capacity with regard for the type and nature of the installation (Section 523)	AC
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	AC
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	AC
5.8	Presence and adequacy of circuit protective conductors 411.31; Section 543)	AC
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	AC
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and Limitations)	LIM
5.12	Provision of additional requirements for protection by RCD not exceeding 30mA	
	For all socket-outlets of rating 32 A or less, unless an exemption is permitted (411.3.3)	AC
	For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	AC
	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	AC
	For cables concealed in walls/partitions containing metal parts regardless of depth(522.6.203)	AC
	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	C3
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	LIM
5.14	Band II cables segregated/separated from Band I cables (528.1)	LIM
5.15	Cables segregated/separated from communications cabling (528.2)	LIM
5.16	Cables segregated/separated from non-electrical services (528.3)	LIM
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)	AC
	No basic insulation of a conductor visible outside enclosure (526.8)	AC
	Connections of live conductors adequately enclosed (526.5)	AC
	Adequately connected at point of entry to enclosure (glands, Bushes etc) (522.8.5)	AC
5.18	Condition of accessories including socket outlets, switches and joint boxes (651.2 (v))	AC
5.19	Suitability of accessories for external influences (512.2)	AC
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	AC

5.21	Single-pole switching or protective devices in line conductor only (132.4.1; 530.3.3)	AC
6.0	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)	AC
6.2	Where used as a protective measure, requirements of SELV or PELV met (701.414.4.5)	NA
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS3535 (701.512.3)	AC
6.4	Presence of supplementary bonding conductors, unless required by BS 7671:2018 (701.415.2)	AC
6.5	Low voltage (e.g. 230 volt) socket outlet sited at least 3M from zone 1 (701.512.3)	AC
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	AC
6.7	Suitability of accessories and controlgear etc for a particular zone (701.512.3)	AC
6.8	Suitability of current-using equipment for particular position within the location (701.55)	NA
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS	
7.1	List all other special locations present, if any. (Record separately the results of particular inspections applied)	NA

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 Condition 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. The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate.
3. 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.
4. Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested six-monthly. **For safety reasons it is important that this instruction is followed.**
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 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 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' and on a label at or near to the consumer unit/distribution board.

CONDITION REPORT INSPECTION SCHEDULE GUIDANCE FOR THE INSPECTOR

1. Section 1.0. Where inadequacies in the distributor's equipment are encountered the inspector should advise the person ordering the work to inform the appropriate authority.
2. Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection. The absence of such protection should as a minimum be given a code C3 classification (item 5.12).
3. The schedule is not exhaustive.
4. Numbers in brackets are Regulation references to specified requirements.

Additional Comment

N/A

This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19

This report has been completed and issued by Gas-elec Safety (UK) Ltd

Estimate ID: 422901

ESTIMATE



To: Atwell Martin Property Management Ltd
The Threshing Barn
Cowage Farm Business Centre
Foxley
Malmesbury
Wilts
SN16 0JH

From: Area 6
The Old Bomb Store
The Old Bomb Store
Bury St. Edmunds
Suffolk
IP31 3AJ
Tel: 01494 792078
Freephone: 0800 587 9999
Fax:
E-mail: area6@gas-elec.co.uk
Website: www.gas-elec.co.uk

Date: 24-Nov-2020

RE: Flat 3 Imperial House, Gloucester, Glos, GL1 1NE

Dear Paul Atwell,

Thank you for the opportunity to provide an estimate for the remedial works at the above property. Following our survey at the property, the cost to implement the recommended work will cost **£385.00** plus VAT (which includes all parts and labour).

For details of the works required at the above property, please see the comments on the following page.

This estimate is valid for 28 days from the date shown above. If you have any questions or would like to proceed with the works, please contact us by phone on 01494 792078 or by email area6@gas-elec.co.uk. Alternatively, please complete and return the Order Confirmation below.

gas-elec and all of the gas-elec engineers are registered with accreditation bodies and are qualified to carry out all types of gas & electrical remedial works. Gas-elec is also able to register work for building control purposes.

Yours sincerely,
Claire Kilmister
Customer Services Manager
Area 6

ESTIMATE



Details of works required:

**The Electrical Installation Condition Report (EICR) has classed the installation as 'Satisfactory' i.e. 'passed'.
However, if the installation is to be made fully compliant with the Wiring Regulations, the items listed on Page 3
under Section K - Observations, of the EICR, should be remedied as follows:**

- 1) Code - C3 – Requires Improvement; - No RCD protection on circuits 1,2 and 3
:- **Supply & install 3x B6 Legrand RCBO protective devices.**

- 2) Code - C3 – Requires Improvement; - Downlight in Bathroom is hanging down due to broken clip
:- **Re-fix light in the bathroom as required.**

- 3) Code - C3 – Requires Improvement; - No heat detection device in kitchen
:- **Supply & install replacement heat detector.**

Estimate ID: 422901

ESTIMATE



Terms & Conditions

1. The estimate is valid for 28 days.
2. Work will only commence on receipt of a deposit of 50% of the value of the installation.
3. The estimate is for the works as detailed on the estimate letter. Any extra work will need to be paid for separately.
4. Work will commence on receipt of the signed order at the bottom of this estimate .
5. All work is guaranteed for 12 months from the date of installation.
6. Please note that if you choose to pay by credit card, you may be charged a fee for this method of payment. If you choose to pay by debit card, no additional charges will apply.

ORDER CONFIRMATION

I, _____, do hereby accept the estimate
(reference no.: _____) and agree to the Terms & Conditions listed above.

Signed: _____ Print name: _____

Address: _____

Post Code: _____

Daytime contact no.: _____

Email address: _____

Landlords / Homeowner Gas Safety Record - G2

Access Date: Thursday, 17 December, 2020
Next expiry date: Friday, 17 December, 2021

Cert. No.: CT-506667-1644365001



Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ



Client: The Norville Group Ltd c/o
 Atwell Martin Property Management Ltd
 The Threshing Barn
 Cowage Farm Business Centre
 Foxley
 Malmesbury
 Wilts
 SN16 0JH

Site Add.: Flat 3 Imperial House
 Gloucester
 Glos
 GL1 1NE

Gas Inspection Details

Meter Reading	Meter / ECV Location	AECV location (if app)	Meter Visual Inspection	Meter Type	ECV Accessible	Gas Installation Pipework	Let-By/Tightness Test	Record Pressure Drop	Protective Earth Bond
10358	Basement	N/A	Pass	G4	Yes	Pass	Pass / Pass	0	Yes

Gas Appliance Details

	Hob	Boiler
Location	Kitchen	Kitchen
Make	Neff	Worcester
Model #	Built-in	Greenstar 28i Junior
Serial #	Not found	7716130142 6842210786
Flue Type	Flueless	Room Sealed
Safety Device	N/P	Pass
Operating Pressure/Gas Rate	7.57 kW (NETT)	27.35 kW (NETT)
Ventilation Adequate	Yes	Yes
Flue Flow Test	N/A	N/A
Spillage Test	N/A	N/A
Termination Satisfactory	N/A	Yes
Visual Condition	Pass	Pass
Appliance Serviced	No	No
ID, AR or Advisory situation	Advisory Situation	N/A
Gas Council Number	NA	47-311-87
Flue Gas Analysis (Ratio)	N/A - This appliance is not a boiler	0.0013
Safe To Use	Yes	Yes
Fuse / Electrical	Not Applicable	Safety Isolated
Appliance related comments:	No visible isolation found also no flame safety devices on the burners.	No engineer comment

In the event of a complaint relating to any service or installation in a property gas-elec must be given the opportunity to address the issue by re-visiting the property to resolve any alleged complaint. gas-elec cannot be held responsible if the opportunity to fully address the matter is not afforded to us. In the event of another company/contractor being called to the property to investigate or attempt to rectify an alleged complaint in preference to gas-elec the company will accept no liability. A detailed internal inspection of the flue integrity, construction and lining has not been carried out. I confirm that the situation(s) recorded above, has been identified and brought to the attention of the Responsible Person in accordance with the GSIUR, and Gas Industry Unsafe Situations Procedure. This report has been completed and issued by Gas-elec Safety (UK) Ltd.

This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures.
A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19

Next Inspection Due Within 12 Months

This Safety Record Issued By

Name Andrew Poole

Smoke Detector Functional Check



Gas-elec Group
Summer Road,
Walsham - Le - Willows,
Bury St Edmunds,
IP31 3AJ
TEL : 0800 587 9999

Date : Thursday, 17 December, 2020

Cert. No : CT-506667-1644365001

Client : The Norville Group Ltd c/o
Atwell Martin Property Management Ltd
The Threshing Barn
Cowage Farm Business Centre
Foxley
Malmesbury
Wilts
SN16 0JH

Site Add.: Flat 3 Imperial House
Gloucester
Glos
GL1 1NE

Smoke Detectors

Location	Floor Level	Type	Make	Model	Expiry Date	Visual condition	Functional Check	Passed Safety Test
Hallway	First	Mains with battery back up	Aico	Ei 141	01/09/2016	Poor	Pass	No

Engineer Comments:

Alarm is years overdue replacement.

NOTE:

On March 11th 2015 the government announced that as from Oct 2015 landlords must by law install smoke alarms and Co detectors in every rental property or face financial penalties. It is advised that a smoke alarm be on every floor level and that a Co alarm be installed in every room that contains a solid fuel burning appliance. A Co alarm is not a substitute for correctly serviced appliances gas-elec can assist in the installation of such detectors please contact your local regional office for more information. This report has been completed and issued by Gas-elec Safety (UK) Ltd

This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19

This Safety Record Issued By

Name Andrew Poole

Next Inspection due within : 12 Months

Carbon Monoxide Detector Functional Check

Gas-elec Group
 Summer Road,
 Walsham - Le - Willows,
 Bury St Edmunds,
 IP31 3AJ
 TEL : 0800 587 9999

Date : Thursday, 17 December, 2020

Client: The Norville Group Ltd c/o
 Atwell Martin Property Management Ltd
 The Threshing Barn
 Cowage Farm Business Centre
 Foxley
 Malmesbury
 Wilts
 SN16 0JH

Cert. No : CT-506667-1644365001

Site Add, : Flat 3 Imperial House
 Gloucester
 Glos
 GL1 1NE

Carbon Monoxide Detectors							
Location	Type	Make	Model	Expiry Date	Visual condition	Functional Check	Passed Safety Test

Location	Type	Make	Model	Expiry Date	Visual condition	Functional Check	Passed Safety Test

There are no CO Detectors at this property

Engineer Comments:

None found.

NOTE:

On March 11th 2015 the government announced that as from Oct 2015 landlords must by law install smoke alarms and Co detectors in every rental property or face financial penalties. It is advised that a smoke alarm be on every floor level and that a Co alarm be installed in every room that contains a solid fuel burning appliance. A Co alarm is not a substitute for correctly serviced appliances gas-elec can assist in the installation of such detectors please contact your local regional office for more information. This report has been completed and issued by Gas-elec Safety (UK) Ltd3

This report has been produced in accordance with the Gas-Elec Group working method statement which covers COVID -19 virus procedures. A copy of this working method statement can be found on: www.gas-elec.co.uk/cvd19

This safety record has been issued by

A handwritten signature in blue ink, appearing to read 'Andrew Poole', written over a dashed line.

Name Andrew Poole

Next Inspection due within 12 Months