



**AUCTION PACK**  
**For**  
**220 Low Lane**  
**Horsforth**  
**LEEDS**  
**LS18 5QL**

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number WYK7106

Edition date 24.02.2010

- This official copy shows the entries on the register of title on 06 SEP 2022 at 16:57:49.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 06 Sep 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

## A: Property Register

This register describes the land and estate comprised in the title.

WEST YORKSHIRE : LEEDS

- 1 (14.10.1974) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 220 Low Lane, Horsforth (LS18 5QL).

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (03.10.2005) PROPRIETOR: JAMES WARD of 220 Low Lane, Horsforth, Leeds LS18 5QL.
- 2 (03.10.2005) The price stated to have been paid on 16 September 2005 was £160,000.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land in this title and other land dated 8 June 1901 made between (1) Charles Hezmalhalch Pounder and William Henry Saville (2) Oliver Hutchinson and Sam Shaw and (3) Thomas Throup contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (03.10.2005) REGISTERED CHARGE dated 16 September 2005.
- 3 (24.02.2010) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

## Schedule of restrictive covenants

## Title number WYK7106

- 1 The following are details of the covenants contained in the Conveyance dated 8 June 1901 referred to in the Charges Register:-

"TO THE FURTHER INTENT that the areas between the building frontage line and the street and coloured green on the said plan shall for ever hereafter be kept open and unbuilt upon (except for bay windows steps sills and cornices) and be used as gardens or pleasure grounds only and the areas in the rear and coloured blue in the said plan shall be used as backyards only except that a kitchen or scullery with or without a bedroom or bathroom over and the usual convenience and ashpit may be erected in the backyard of each house AND the said Thomas Throup hereby COVENANTS with the said Charles Hezmalhalch Pounder and William Henry Saville that he the said Thomas Throup his heirs and assigns will forthwith at his own cost appropriate and set out and for ever hereafter continue appropriated and set out so much of the said plots of land hereby conveyed as is coloured green and blue on the said plan and will for ever hereafter keep the same open and unbuilt upon (except as aforesaid) and to be used in manner aforesaid.

AND that no building now or to be hereafter erected on the said plots of land or any part thereof shall be used for any noisy noisome or offensive trade or calling AND that the said Thomas Throup will at all times hereafter duly observe and perform the several intents hereinbefore contained and will at all times hereafter keep indemnified the said Charles Hezmalhalch Pounder and William Henry Saville and the said Oliver Hutchinson and Sam Shaw their respective heirs executors and administrators from and against all actions suits and proceedings which may be bought or prosecuted against them or any of them and against all loss costs and expenses in consequence of the future non observance or nonperformance thereof or of any of them respectively."

NOTE:-The front garden of the land in this title falls within the areas coloured green referred to. The back yard of the land in this title falls within the areas coloured blue referred to.

End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 06 September 2022 shows the state of this title plan on 06 September 2022 at 16:57:50. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Nottingham Office .

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## Law Society Property Information Form (4th edition 2020 – second revision)

**Address of the  
property**

220 Low Lane  
Horsforth  
LEEDS

Postcode

L S 1 8 5 Q L

**Full names of  
the seller**

James Ward

**Seller's solicitor**  
Name of solicitor's firm

Naomi Willoughby-Foster

**Address**

Naomi Willoughby-Foster  
Head of Commercial Property  
Blain Boland & Co Solicitors  
Wheelock Chambers  
74 Wheelock Street  
Middlewich  
Cheshire  
CW10 9AB

**Email**

naomi@blainboland.co.uk

**Reference number**

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### About this form

This form is completed by the seller to supply the detailed information and documents which may be relied upon for the conveyancing process.

### Definitions

- 'Seller' means all sellers together where the property is owned by more than one person.
- 'Buyer' means all buyers together where the property is being bought by more than one person.
- 'Property' includes all buildings and land within its boundaries.

## Instructions to the seller

- The answers should be prepared by the person or persons who are named as owner on the deeds or Land Registry title or by the owner's legal representative(s) if selling under a power of attorney or grant of probate or representation. If there is more than one seller, you should prepare the answers together or, if only one seller prepares the form, the other(s) should check the answers given and all sellers should sign the form.
- If you do not know the answer to any question, you must say so. If you are unsure of the meaning of any questions or answers, please ask your solicitor. Completing this form is not mandatory, but omissions or delay in providing some information may delay the sale.
- If you later become aware of any information which would alter any replies you have given, you must inform your solicitor immediately. This is as important as giving the right answers in the first place. Do not change any arrangements concerning the property with anyone (such as a tenant or neighbour) without first consulting your solicitor.
- It is very important that your answers are accurate. If you give incorrect or incomplete information to the buyer (on this form or otherwise in writing or in conversation, whether through your estate agent or solicitor or directly to the buyer), the buyer may make a claim for compensation from you or refuse to complete the purchase.
- You should answer the questions based upon information known to you (or, in the case of legal representatives, you or the owner). You are not expected to have expert knowledge of legal or technical matters, or matters that occurred prior to your ownership of the property.
- Please give your solicitor any letters, agreements or other papers which help answer the questions. If you are aware of any which you are not supplying with the answers, tell your solicitor. If you do not have any documentation you may need to obtain copies at your own expense. Also pass to your solicitor any notices you have received concerning the property and any which arrive at any time before completion of the sale.

## Instructions to the buyer

- If the seller gives you, separately from this form, any information concerning the property (in writing or in conversation, whether through an estate agent or solicitor or directly to you) on which you wish to rely when buying the property, you should tell your solicitor.
- You are entitled to rely on the replies given to enquiries but in relation to the physical condition of the property, the replies should not be treated as a substitute for undertaking your own survey or making your own independent enquiries, which you are recommended to do.
- The seller is only obliged to give answers based on their own information. They may not have knowledge of legal or technical matters. You should not expect the seller to have knowledge of, or give information about, matters prior to their ownership of the property.



## 1. Boundaries

If the property is leasehold this section, or parts of it, may not apply.

**1.1 Looking towards the property from the road, who owns or accepts responsibility to maintain or repair the boundary features:**

(a) on the left?

\_\_\_\_\_

☐

Seller

☐

Neighbour

☐

Shared

☒

Not known

(b) on the right?

\_\_\_\_\_

☐

Seller

☐

Neighbour

☐

Shared

☒

Not known

(c) at the rear?

\_\_\_\_\_

☐

Seller

☐

Neighbour

☐

Shared

☒

Not known

(d) at the front?

\_\_\_\_\_

☐

Seller

☐

Neighbour

☐

Shared

☒

Not known

**1.2 If the boundaries are irregular please indicate ownership by written description or by reference to a plan:**

**1.3 Is the seller aware of any boundary feature having been moved in the last 10 years or during the seller's period of ownership if longer? If Yes, please give details:**

☐

Yes

☒

No

**1.4 During the seller's ownership, has any adjacent land or property been purchased by the seller? If Yes, please give details:**

☐

Yes

☒

No

- 1.5 Does any part of the property or any building on the property overhang, or project under, the boundary of the neighbouring property or road, for example cellars under the pavement, overhanging eaves or covered walkways? If Yes, please give details:

☐ Yes ☒ No

- 1.6 Has any notice been received under the Party Wall etc. Act 1996 in respect of any shared/party boundaries? If Yes, please supply a copy, and give details of any works carried out or agreed:

☐ Yes ☒ No  
☐ Enclosed ☐ To follow

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## 2. Disputes and complaints

- 2.1 Have there been any disputes or complaints regarding this property or a property nearby? If Yes, please give details:

☐ Yes ☒ No

- 2.2 Is the seller aware of anything which might lead to a dispute about the property or a property nearby? If Yes, please give details:

☐ Yes ☒ No

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## 3. Notices and proposals

- 3.1 Have any notices or correspondence been received or sent (e.g. from or to a neighbour, council or government department), or any negotiations or discussions taken place, which affect the property or a property nearby? If Yes, please give details:

☐ Yes ☒ No

**3.2 Is the seller aware of any proposals to develop property or land nearby, or of any proposals to make alterations to buildings nearby?**

If Yes, please give details:

☐ Yes ☒ No

## 4. Alterations, planning and building control

**Note to seller:** All relevant approvals and supporting paperwork referred to in section 4 of this form, such as listed building consents, planning permissions, Building Regulations consents and completion certificates should be provided. If the seller has had works carried out the seller should produce the documentation authorising this. Copies may be obtained from the relevant local authority website. Competent Persons Certificates may be obtained from the contractor or the scheme provider (e.g. FENSA or Gas Safe Register). Further information about Competent Persons Certificates can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

**Note to buyer:** If any alterations or improvements have been made since the property was last valued for council tax, the sale of the property may trigger a revaluation. This may mean that following completion of the sale, the property will be put into a higher council tax band. Further information about council tax valuation can be found at:

<http://www.gov.uk/government/organisations/valuation-office-agency>

**4.1 Have any of the following changes been made to the whole or any part of the property (including the garden)?**

(a) Building works (e.g. extension, loft or garage conversion, removal of internal walls). If Yes, please give details including dates of all work undertaken:

☐ Yes ☒ No

(b) Change of use (e.g. from an office to a residence)

☐ Yes ☒ No  
 Year

(c) Installation of replacement windows, roof windows, roof lights, glazed doors since 1 April 2002

☐ Yes ☒ No  
 Year

(d) Addition of a conservatory

☐ Yes ☒ No  
 Year

**4.2 If Yes to any of the questions in 4.1 and if the work was undertaken during the seller's ownership of the property:**

(a) please supply copies of the planning permissions, Building Regulations approvals and Completion Certificates, OR:

(b) if none were required, please explain why these were not required – e.g. permitted development rights applied or the work was exempt from Building Regulations:

Further information about permitted development can be found at:

<https://www.planningportal.co.uk/info/200126/applications>

**4.3 Are any of the works disclosed in 4.1 above unfinished? If Yes, please give details:**

☐ Yes ☒ No

**4.4 Is the seller aware of any breaches of planning permission conditions or Building Regulations consent conditions, unfinished work or work that does not have all necessary consents? If Yes, please give details:**

☐ Yes ☒ No

**4.5 Are there any planning or building control issues to resolve? If Yes, please give details:**

☐ Yes ☒ No

**4.6 Have solar panels been installed?**

☐ Yes ☒ No

If Yes:

(a) In what year were the solar panels installed?

Year

(b) Are the solar panels owned outright?

☐ Yes ☐ No

(c) Has a long lease of the roof/air space been granted to a solar panel provider? If Yes, please supply copies of the relevant documents e.g. copies of electricity bills for feed in tariffs.

☐ Yes ☐ No  
☐ Enclosed ☐ To follow

**4.7 Is the property or any part of it:**

(a) a listed building?

☐ Yes ☒ No  
☐ Not known

(b) in a conservation area?

☐ Yes ☒ No  
☐ Not known

If Yes, please supply copies of any relevant documents.

☐ Enclosed ☐ To follow

**4.8 Are any of the trees on the property subject to a Tree Preservation Order?**

If Yes:

☐ Yes ☒ No  
☐ Not known

(a) Have the terms of the Order been complied with?

☐ Yes ☐ No  
☐ Not known

(b) Please supply a copy of any relevant documents.

☐ Enclosed ☐ To follow

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## 5. Guarantees and warranties

**Note to seller:** All available guarantees, warranties and supporting paperwork should be supplied before exchange of contracts.

**Note to buyer:** Some guarantees only operate to protect the person who had the work carried out or may not be valid if their terms have been breached. You may wish to contact the company to establish whether it is still trading and if so, whether the terms of the guarantee will apply to you.

**5.1 Does the property benefit from any of the following guarantees or warranties?**

If Yes, please supply a copy.

(a) New home warranty (e.g. NHBC or similar)

☐ Yes ☒ No  
☐ Enclosed ☐ To follow

(b) Damp proofing

☐ Yes ☒ No  
☐ Enclosed ☐ To follow

(c) Timber treatment

☐ Yes ☒ No  
☐ Enclosed ☐ To follow

(d) Windows, roof lights, roof windows or glazed doors

☐ Yes ☒ No  
☐ Enclosed ☐ To follow

(e) Electrical work

☐ Yes ☒ No  
☐ Enclosed ☐ To follow

(f) Roofing

|                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow     |

(g) Central heating

|                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow     |

(h) Underpinning

|                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow     |

(i) Other (please state):

|                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow     |

|  |
|--|
|  |
|--|

**5.2 Have any claims been made under any of these guarantees or warranties? If Yes, please give details:**

|                              |  |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

|  |
|--|
|  |
|--|

## 6. Insurance

**6.1 Does the seller insure the property?**

|   |                             |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|-----------------------------|

**6.2 If not, why not?**

|  |
|--|
|  |
|--|

**6.3 If the property is a flat, does the landlord insure the building?**

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

**6.4 Has any buildings insurance taken out by the seller ever been:**

(a) subject to an abnormal rise in premiums?

|                              |  |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

(b) subject to high excesses?

|                              |  |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

(c) subject to unusual conditions?

☐ Yes ☒ No

(d) refused?

☐ Yes ☒ No

If Yes, please give details:

**6.5 Has the seller made any buildings insurance claims?**

If Yes, please give details:

☐ Yes ☒ No

## 7. Environmental matters

### Flooding

**Note:** Flooding may take a variety of forms: it may be seasonal or irregular or simply a one-off occurrence. The property does not need to be near a sea or river for flooding to occur. Further information about flooding can be found at:

[www.gov.uk/government/organisations/department-for-environment-food-rural-affairs](http://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs).

The flood risk check can be found at: [www.gov.uk/check-flood-risk](http://www.gov.uk/check-flood-risk).

Read our updated Flood Risk Practice Note at <https://www.lawsociety.org.uk/support-services/advice/practice-notes/flood-risk/>

**7.1 Has any part of the property (whether buildings or surrounding garden or land) ever been flooded?**

If Yes, please state when the flooding occurred and identify the parts that flooded:

☐ Yes ☒ No

If No to question 7.1 please continue to 7.3 and do not answer 7.2 below.

**7.2 What type of flooding occurred?**

(a) Ground water

☐ Yes ☒ No

(b) Sewer flooding

☐ Yes ☒ No

(c) Surface water

☐ Yes ☒ No

(d) Coastal flooding

☐ Yes ☒ No

(e) River flooding

☐ Yes ☒ No

(f) Other (please state):

**7.3 Has a Flood Risk Report been prepared?**  
If Yes, please supply a copy.

☐ Yes ☒ No  
☐ Enclosed ☐ To follow

Further information about the types of flooding and Flood Risk Reports can be found at: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency).

## Radon

**Note:** Radon is a naturally occurring inert radioactive gas found in the ground. Some parts of England and Wales are more adversely affected by it than others. Remedial action is advised for properties with a test result above the 'recommended action level'. Further information about Radon can be found at: [www.gov.uk/government/organisations/public-health-england](http://www.gov.uk/government/organisations/public-health-england) and [www.publichealthwales.wales.nhs.uk](http://www.publichealthwales.wales.nhs.uk).

**7.4 Has a Radon test been carried out on the property?**

☐ Yes ☒ No

If Yes:

(a) please supply a copy of the report

☐ Enclosed ☐ To follow

(b) was the test result below the 'recommended action level'?

☐ Yes ☒ No

**7.5 Were any remedial measures undertaken on construction to reduce Radon gas levels in the property?**

☐ Yes ☒ No  
☐ Not known

## Energy efficiency

**Note:** An Energy Performance Certificate (EPC) is a document that gives information about a property's energy usage. Further information about EPCs can be found at: <https://www.gov.uk/buy-sell-your-home/energy-performance-certificates>

**7.6 Please supply a copy of the EPC for the property.**

☐ Enclosed ☒ To follow  
☐ Already supplied



**7.7 Have any installations in the property been financed under the Green Deal scheme? If Yes, please give details of all installations and supply a copy of your last electricity bill.**

|                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Yes      | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow     |

Further information about the Green Deal can be found at:  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

## Japanese knotweed

**Note:** Japanese knotweed is an invasive non-native plant that can cause damage to property if left untreated. The plant consists of visible above ground growth and an invisible rhizome (root) below ground in the soil. It can take several years to control and manage through a management and treatment plan and rhizomes may remain alive below the soil even after treatment.

**7.8 Is the property affected by Japanese knotweed?**

If Yes, please state whether there is a Japanese knotweed management and treatment plan in place and supply a copy with any insurance cover linked to the plan.

|                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Yes       | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Not known |  |

|                                    |                                    |
|------------------------------------|------------------------------------|
| <input type="checkbox"/> Yes       | <input type="checkbox"/> No        |
| <input type="checkbox"/> Not known |                                    |
| <input type="checkbox"/> Enclosed  | <input type="checkbox"/> To follow |

## 8. Rights and informal arrangements

**Note:** Rights and arrangements may relate to access or shared use. They may also include leases of less than seven years, rights to mines and minerals, manorial rights, chancel repair and similar matters. If you are uncertain about whether a right or arrangement is covered by this question, please ask your solicitor.

**8.1 Does ownership of the property carry a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain? If Yes, please give details:**

|                              |  |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

**8.2 Does the property benefit from any rights or arrangements over any neighbouring property (this includes any rights of way)? If Yes, please give details:**

|                              |  |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

**8.3 Has anyone taken steps to prevent access to the property, or to complain about or demand payment for access to the property? If Yes, please give details:**

☐ Yes ☒ No

**8.4 Does the seller know if any of the following rights benefit the property:**

(a) Rights of light

☐ Yes ☒ No

(b) Rights of support from adjoining properties

☐ Yes ☒ No

(c) Customary rights (e.g. rights deriving from local traditions)

☐ Yes ☒ No

**8.5 Does the seller know if any of the following arrangements affect the property:**

(a) Other people's rights to mines and minerals under the land

☐ Yes ☒ No

(b) Chancel repair liability

☐ Yes ☒ No

(c) Other people's rights to take things from the land (such as timber, hay or fish)

☐ Yes ☒ No

If Yes, please give details:

**8.6 Are there any other rights or arrangements affecting the property? This includes any rights of way. If Yes, please give details:**

☐ Yes ☐ No

## Services crossing the property or neighbouring property

8.7 Do any drains, pipes or wires serving the property cross any neighbour's property?

☐ Yes ☐ No  
☒ Not known

8.8 Do any drains, pipes or wires leading to any neighbour's property cross the property?

☐ Yes ☐ No  
☒ Not known

8.9 Is there any agreement or arrangement about drains, pipes or wires?

☐ Yes ☐ No  
☒ Not known

If Yes, please supply a copy or give details:

☐ Enclosed ☐ To follow

## 9. Parking

9.1 What are the parking arrangements at the property?

Street parking

9.2 Is the property in a controlled parking zone or within a local authority parking scheme?

☐ Yes ☐ No  
☒ Not known

## 10. Other charges

**Note:** If the property is leasehold, details of lease expenses such as service charges and ground rent should be set out on the separate TA7 Leasehold Information Form. If the property is freehold, there may still be charges: for example, payments to a management company or for the use of a private drainage system.

10.1 Does the seller have to pay any charges relating to the property (excluding any payments such as council tax, utility charges, etc.), for example payments to a management company? If Yes, please give details:

☐ Yes ☒ No

## 11. Occupiers

11.1 Does the seller live at the property?

☐ Yes ☒ No

11.2 Does anyone else, aged 17 or over, live at the property?

☐ Yes ☒ No

If No to question 11.2, please continue to section 12 'Services' and do not answer 11.3–11.5 below.

11.3 Please give the full names of any occupiers (other than the sellers) aged 17 or over:

|              |
|--------------|
| <br><br><br> |
|--------------|

11.4 Are any of the occupiers (other than the sellers), aged 17 or over, tenants or lodgers?

☐ Yes ☐ No

11.5 Is the property being sold with vacant possession?

☒ Yes ☐ No

If Yes, have all the occupiers aged 17 or over:

(a) agreed to leave prior to completion?

☐ Yes ☐ No

(b) agreed to sign the sale contract? If No, please supply other evidence that the property will be vacant on completion.

☐ Yes ☐ No  
☐ Enclosed ☐ To follow

## 12. Services

**Note:** If the seller does not have a certificate requested below this can be obtained from the relevant Competent Persons Scheme. Further information about Competent Persons Schemes can be found at: <https://www.gov.uk/guidance/competent-person-scheme-current-schemes-and-how-schemes-are-authorised>

### Electricity

12.1 Has the whole or any part of the electrical installation been tested by a qualified and registered electrician?

☒ Yes ☐ No

If Yes, please state the year it was tested and provide a copy of the test certificate.

Year  
☐ Enclosed ☒ To follow

12.2 Has the property been rewired or had any electrical installation work carried out since 1 January 2005?

☐ Yes ☐ No  
☒ Not known

If Yes, please supply one of the following:

(a) a copy of the signed BS7671 Electrical Safety Certificate

☐ Enclosed ☐ To follow

(b) the installer's Building Regulations Compliance Certificate

☐ Enclosed ☐ To follow

(c) the Building Control Completion Certificate

☐ Enclosed ☐ To follow

## Central heating

### 12.3 Does the property have a central heating system?

☒ Yes ☐ No

If Yes:

(a) What type of system is it (e.g. mains gas, liquid gas, oil, electricity, etc.)?

Gas

(b) When was the heating system installed? If on or after 1 April 2005 please supply a copy of the 'completion certificate' (e.g. CORGI or Gas Safe Register) or the 'exceptional circumstances' form.

Date

☐ Not known

☐ Enclosed ☒ To follow

(c) Is the heating system in good working order?

☒ Yes ☐ No

(d) In what year was the heating system last serviced/maintained? Please supply a copy of the inspection report.

Year

☒ Not known

☐ Enclosed ☐ To follow

☐ Not available

## Drainage and sewerage

**Note:** Further information about drainage and sewerage can be found at:  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

### 12.4 Is the property connected to mains:

(a) foul water drainage?

☒ Yes ☐ No ☐ Not known

(b) surface water drainage?

☒ Yes ☐ No ☐ Not known

If Yes to both questions in 12.4, please continue to section 13 'Connection to utilities and services' and do not answer 12.5–12.10 below.

### 12.5 Is sewerage for the property provided by:

(a) a septic tank?

☐ Yes ☒ No

If the property is in England and you answered Yes to question 12.5 and your septic tank discharges directly into surface water, you must do one of the following as soon as possible:

- connect to mains sewer
- install a drainage field (also known as an infiltration system) so the septic tank can discharge to ground instead
- replace your septic tank with a small sewage treatment plant

You must have plans in place to carry out this work within a reasonable timescale, typically 12 months.

#### 12.5.1 When was the septic tank last replaced or upgraded?

Month

Year

(b) a sewage treatment plant?

☐ Yes ☐ No

(c) cesspool?

☐ Yes ☐ No

**12.6 Is the use of the septic tank, sewage treatment plant or cesspool shared with other properties?  
If Yes, how many properties share the system?**

☐ Yes ☐ No  
 Properties share

**12.7 When was the system last emptied?**

Year

**12.8 If the property is served by a sewage treatment plant, when was the treatment plant last serviced?**

Year

**12.9 When was the system installed?**

Year

**Note:** Some systems installed after 1 January 1991 require Building Regulations approval, environmental permits or registration. Further information about permits and registration can be found at: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**12.10 Is any part of the septic tank, sewage treatment plant (including any soakaway or outfall) or cesspool, or the access to it, outside the boundary of the property?  
If Yes, please supply a plan showing the location of the system and how access is obtained.**

☐ Yes ☐ No  
☐ Enclosed ☐ To follow

Specific information about permits and general binding rules can be found at [www.gov.uk/permits-you-need-for-septic-tanks](http://www.gov.uk/permits-you-need-for-septic-tanks)

## 13. Connection to utilities and services

Please mark the Yes or No boxes to show which of the following utilities and services are connected to the property and give details of any providers.

### Mains electricity

☐ Yes ☐ No

Provider's name

---

Location of meter

---

### Mains gas

☐ Yes ☐ No

Provider's name

---

Location of meter

---

### Mains water

☐ Yes ☐ No

Provider's name

---

Location of stopcock

---

Location of meter, if any

---

### Mains sewerage

☐ Yes ☐ No

Provider's name

---

### Telephone

☐ Yes ☐ No

Provider's name

---

### Cable

☐ Yes ☐ No

Provider's name

---

## 14. Transaction information

**14.1** Is this sale dependent on the seller completing the purchase of another property on the same day?

☐ Yes ☒ No

**14.2** Does the seller have any special requirements about a moving date? If Yes, please give details:

☐ Yes ☒ No

**14.3** Will the sale price be sufficient to repay all mortgages and charges secured on the property?

☒ Yes ☐ No  
☐ No mortgage

**14.4** Will the seller ensure that:

(a) all rubbish is removed from the property (including from the loft, garden, outbuildings, garages and sheds) and that the property will be left in a clean and tidy condition?

☒ Yes ☐ No

(b) if light fittings are removed, the fittings will be replaced with ceiling rose, flex, bulb holder and bulb?

☒ Yes ☐ No

(c) reasonable care will be taken when removing any other fittings or contents?

☒ Yes ☐ No

(d) keys to all windows and doors and details of alarm codes will be left at the property or with the estate agent?

☒ Yes ☐ No

Signed:



JAMES WARD - 12/09/2022 13:12 - Signed by Hoowla e-signature

Dated:

Signed:

Dated:

Each seller should sign this form.



The Law  
Society

The Law Society is the representative body for solicitors in England and Wales.



# Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| 220, Low Lane<br>Horsforth<br>LEEDS<br>LS18 5QL | Energy rating<br><b>E</b> | Valid until: 11 January 2026<br>Certificate number: 8306-2794-5129-7597-2963 |
|---|---------------------------|--|

Property type

Mid-terrace house

Total floor area

102 square metres

## Rules on letting this property

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

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 E. It has the potential to be D.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 66   D    |
| 39-54 | E             | 48   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.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 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                 | Sandstone or limestone, as built, no insulation (assumed) | Very poor |
| Wall                 | Solid brick, as built, no insulation (assumed)            | Very poor |
| Roof                 | Roof room(s), no insulation (assumed)                     | Very poor |
| Window               | Mostly multiple glazing                                   | Good      |
| Main heating         | Boiler and radiators, mains gas                           | Good      |
| Main heating control | Programmer and room thermostat                            | Average   |
| Hot water            | From main system  | Good      |
| Lighting             | No low energy lighting                                    | Very poor |
| Floor                | Suspended, no insulation (assumed)                        | N/A       |
| Secondary heating    | Room heaters, mains gas                                   | N/A       |

### Primary energy use

The primary energy use for this property per year is 391 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Stone walls present, not insulated

## Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 7.0 tonnes of CO2

This property's potential production 4.9 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 2.1 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.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (48) to D (66).

| Step                                    | Typical installation cost | Typical yearly saving |
|---|---------------------------|-----------------------|
| 1. Internal or external wall insulation | £4,000 - £14,000          | £126                  |
| 2. Low energy lighting                  | £45                       | £53                   |
| 3. Heating controls (TRVs)              | £350 - £450               | £62                   |
| 4. Solar water heating                  | £4,000 - £6,000           | £34                   |
| 5. Solar photovoltaic panels            | £5,000 - £8,000           | £257                  |

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[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

£1553

Potential saving

£275

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 potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.gov.uk/improve-energy-efficiency>).

### Heating use in this property

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

### Estimated energy used to heat this property

| Type of heating | Estimated energy used |
|-----------------|-----------------------|
| Space heating   | 18625 kWh per year    |
| Water heating   | 1926 kWh per year     |

### Potential energy savings by installing insulation

| Type of insulation    | Amount of energy saved |
|-----------------------|------------------------|
| Loft insulation       | 306 kWh per year       |
| Solid wall insulation | 1969 kWh per year      |

## 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 | Steven Johnson   |
| Telephone       | 07866022380  |
| Email           | <a href="mailto:info@landlord-shop.co.uk">info@landlord-shop.co.uk</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor ID          | STRO025370   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### Assessment details

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 11 January 2016       |
| Date of certificate    | 12 January 2016       |
| Type of assessment     | <a href="#">RdSAP</a> |

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# **Electrical Installation Condition Report**

**Requirements for Electrical Installations - BS7671:2018  
(IET Wiring Regulations 18th Edition)**

## Information for recipients:

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).

The person ordering the report should have received the original report and the inspector should have retained a duplicate.

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.

Where the installation incorporates residual current devices (RCDs) there should be a notice at or near the devices stating that they should be tested every 6 months. **For safety reasons it is important that these instructions are followed.**

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 (licencing authority, insurance company, mortgage provider and the like()) before the inspection was carried out.

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.

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.

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.

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 on a code C1 or C2 could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).

**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 label at or near to the consumer unit/distribution board.



# Electrical Installation Condition Report

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations  
BS7671:2018 (IET Wiring Regulations 18th Edition)

NA/

EICR

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## A Details of the Installation

|          |            |              |  |
|----------|------------|--------------|--|
| Client   | James Ward | Installation |  |
| Address  |            | Address      | 220 Low Lane<br>Horsforth<br>LEEDS<br>West Yorkshire |
| Postcode |            | Postcode     | LS18 5QL   |

## B Reason for producing this report

This form is to be used only for reporting on the condition of an existing installation.

Scheduled Inspection.

Date(s) on which the inspection and testing were carried out 13/08/2020 to 13/08/2020

## C Details of installation which is the subject of this report

|                                     |  |   |                                     |  |       |
|-------------------------------------|--|---|-------------------------------------|--|-------|
| Description of premises             | Domestic <input checked="" type="checkbox"/> | Commercial <input type="checkbox"/>                                       | Industrial <input type="checkbox"/> | Other (please specify)                       |       |
| Estimated age of the wiring system  | 40   | years   |                                     |  |       |
| Evidence of alterations or addition | Yes <input type="checkbox"/>                 | No <input checked="" type="checkbox"/>                                    | Not apparent                        | <input type="checkbox"/> if 'Yes', estimated | years |
| Records of installation available   | Yes <input type="checkbox"/>                 | No <input checked="" type="checkbox"/>                                    | Records held by                     |  |       |
| Date of last inspection             | Not Known                                    | Electrical Installation Certificate No. or previous Inspection Report No. |                                     |  |       |

## D Extent of electrical installation covered by this report:

All fixed wires from DB1.

### Agreed Limitations and Operational Limitations (Regulations 653.2)

Unable to see the condition of cables under floorboards and within walls. Only 20% of accessories inspected. Unable to determine Amp size of main fuse. Insulation resistance carried out on 250V so no damage is caused to circuits and/or accessories.

Operational limitations including the reasons see page no 1 Agreed with: Client

The inspection and testing detailed within this report and accompanying schedule has been carried out in accordance with BS 7671: 2018 amended to 2020

It should be noted that cables concealed within trunkings 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.

## E Summary of the condition of the installation

General conditions of the installation (in terms of safety)

The overall condition of the installation is showing signs of age but tests out okay. Next recommended inspection is due on the 13/08/2022 due to the current condition of the installation.

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

SATISFACTORY ☒

\*UNSATISFACTORY ☐

\*An UNSATISFACTORY assessment indicates that dangerous (code C1), or potentially dangerous (code C2), Further investigation (code FI) conditions have been identified

## F 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 'Potential 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 13/08/2022 (date)

## G Declaration

I/we being the person(s) responsible for the inspection and the 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 section D of this report.

|                |                    |                         |                         |
|----------------|--------------------|-------------------------|-------------------------|
| Company        | J. Cole Electrical | Inspected and tested by | Authorised for issue by |
| Membership No. | 33274              | Name:                   |                         |
| Address        |                    | Signature:              |                         |
| Postcode       |                    | Position:               | QS                      |
|                |                    | Date:                   | 13/08/2020              |

## 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.



# Electrical Installation Condition Report

for Domestic and Similar Premises up to 100 A

Requirements for Electrical Installations  
BS7671:2018 (IET Wiring Regulations 18th Edition)

NA/  
EICR

3 3 2 7 4 0 0 0 0 1 1 3 9

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## Supply characteristics and earthing arrangements

Earthing Arrangements TN-S ☐ TN-C-S ☒ TT ☐ Other ☐ Please specify \_\_\_\_\_

Number & Type of live conductors AC ☒ DC ☐ No. of phases 1 No. of wires 2

**Nature of Supply Parameters (Note: <sup>(1)</sup> by enquiry, <sup>(2)</sup> by enquiry or by measurement)**

Nominal voltage, U/U<sub>0</sub> <sup>(1)</sup> 230 v Nominal frequency, f<sup>(1)</sup> 50 Hz Confirmation of polarity ☒

Prospective fault current, I<sub>pr</sub> <sup>(2)</sup> 2.14 kA External loop impedance, Z<sub>e</sub> <sup>(2)</sup> 0.10 Ω Or Z<sub>db</sub> Source of Circuit \_\_\_\_\_

Supply Protective Device BS (EN) 1361 Type 2 Rated Current Unknown A

Other Sources of Supply (as detailed on attached schedule) \_\_\_\_\_

## Particulars of installation referred to in this report

**Details of installation Earth Electrode** (where applicable) Type (e.g. rod(s), tape etc) \_\_\_\_\_

Location \_\_\_\_\_ Electrode resistance to earth \_\_\_\_\_ Ω

**Means of Earthing**

Distributors facility ☒ Installation Earth Electrode ☐

Maximum Demand (load) 80 Amps ☒ KVA ☐

| Main Protective Conductors                                    | Material | csa | (✓) or Value             |
|---|----------|-----|--------------------------|
| Earthing Conductor  | Copper   | 16  | <input type="checkbox"/> |
| Protective Bonding Conductor (to extraneous-conductive-parts) | Copper   | 10  | <input type="checkbox"/> |
| Main Supply Conductor   | Copper   | 16  | <input type="checkbox"/> |

**Main Switch** Location DB1

**Fuse/device rating or setting** \_\_\_\_\_ A Voltage rating 400 V BS(EN) 60947-3 No. of Poles 2 Current Rating 100 A

**If RCD main switch:** Rated residual operating current I<sub>Δn</sub> \_\_\_\_\_ mA Rated time delay \_\_\_\_\_ ms Measured operating trip time \_\_\_\_\_ ms

## Observations

Referring to the attached schedule of inspection and test results, and subject to the limitations at Section D.

- ☐ No remedial work required
- ☒ The following observations are made

### Explanation of codes

|    |   |
|----|---|
| 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                        |

| Item No. | Observations  | Code |
|----------|---|------|
| 1        | DB : 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522) - Socket-outlet mounted too low – damage likely to occur (553.1.6)  | C3   |
| 2        | DB : 5.12.5 for circuits supplying luminaires within domestic (household) premises (411.3.4) - Circuit supplying luminaires in a domestic dwelling, class I fittings, No 30mA RCD protection (411.3.4) Circuit supplying luminaires in domestic dwelling, class II fittings, No RCD protection (411.3.4)  | C3   |
| 3        | DB : 5.18 Condition of accessories including socket-outlets, switches and joint boxes (651.2(v)) - Covers of accessories in place but not adequately secured, e.g. securing screws loose, tool needed to remove (134.1.1) Equipment inappropriately installed, but unlikely to lead to potential danger throughout its normal operation due to poor workmanship and sub-standard installation practices (134.1.1) | C3   |

One of the above codes, as appropriate, has been allocated to each of the observations made above and/or any attached observation sheets to indicate to the person(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.  | 1, 2, 3 |
| FI | Further Investigation required without delay                        |         |



## Outcomes

| Acceptable condition:   | Unacceptable condition: State  | Improvement recommended:  | Further Investigation:  | Not Verified:  | Limitation:   | Not Applicable:   |
|---|--|---|---|--|---|---|
|  |  or  |  |  |  |  |  |

In the outcome column use the codes above. Provide additional comment where appropriate. C1/C2/C3 and FI coded items to be recorded in section K of the condition report.

| Item No.   | Description   | Outcome   |
|--|---|---|
| <b>1.0 External Condition Of Intake Equipment (Visual Inspection Only) Where inadequacies are encountered, it is recommended that the person ordering the report informs the appropriate authority</b> |   |   |
| 1.1  | Service cable   |    |
| 1.2  | Service head  |    |
| 1.3  | Earthing arrangement  |    |
| 1.4  | Meter tails   |    |
| 1.5  | Metering equipment  |    |
| 1.6  | Isolator (where present)  |    |
| 2.0  | Presence Of Adequate Arrangements For Other Sources Such As Microgenerators (551.6; 551.7)  |    |
| <b>3.0 Earthing / Bonding Arrangements (411.3; Chap 54)</b>  |   |   |
| 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)   |    |
| 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 arrangement (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)  |   |
| <b>4.0 Consumer Unit(s) / Distribution Board(s)</b>  |   |   |
| 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 switch (as required by 462.1.201)   |  |
| 4.7  | Operation of main switches (functional check) (643.10)  |  |
| 4.8  | Manual operation of circuit-breakers and RCD(s) 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 non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)   |  |
| 4.12   | Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)  |  |
| 4.13   | Presence of other required labelling (please specify) (Section 514)   |  |
| 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; section 432.433) |  |
| 4.15   | Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)  |  |
| 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)   |  |
| 4.17   | Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)   |  |
| 4.18   | RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)   |  |
| 4.19   | RCD(s) provided for additional protection / requirements - includes RCBOs (411.3.3; 415.1)  |  |
| 4.20   | Confirmation of indication that SPD is functional (651.4)   |  |
| 4.21   | Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)  |  |
| 4.22   | Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)  |  |
| 4.23   | Adequate arrangements where a generating set operates in parallel with the public supply (551.7)  |  |
| <b>5.0 Final Circuits</b>  |   |   |
| 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 insulation of live parts (416.1)   |  |
| 5.4  | Non-sheathed cables protected by enclosure in conduit, ducting or trunking. Integrity of containment (521.10.1)   |  |
| 5.4.1  | To include the 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 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 (433.3.1; 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 Section D. Extent and limitations) (522.6.202)  | ⚡  |
| 5.11        | Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204) | ⚡  |
| <b>5.12</b> | <b>Provision of additional requirements for protection by RCD not exceeding 30 mA</b>   |    |
| 5.12.1      | for all socket-outlets of rating 32 A or less, unless an exception is permitted (411.3.3)   | ✓  |
| 5.12.2      | For the supply of mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)   | ✓  |
| 5.12.3      | for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)  | ⚡  |
| 5.12.4      | for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)   | NA |
| 5.12.5      | for 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)   | ✓  |
| 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)  | ✓  |
| <b>5.17</b> | <b>Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)</b>   |    |
| 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))  | C3 |
| 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)   | ✓  |
| <b>6.0</b>  | <b>Location(s) Containing A Bath Or Shower</b>  |    |
| 6.1         | Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (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)   | NA |
| 6.4         | Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)   | ✓  |
| 6.5         | Low voltage (e.g. 230 volt) socket-outlets sited at least 3 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)   | ✓  |
| 6.7         | Suitability of accessories and controlgear etc. for a particular zone (701.512.3)   | ✓  |
| 6.8         | Suitability of current-using equipment for particular position within the location (701.55)   | ✓  |
| <b>7.0</b>  | <b>Other Part 7 Special Installations Or Locations</b>  |    |
| 7.01        | List all other special installation or locations, if any (record separately the results of particular inspections applied).                                   | NA |

## 8.0 Schedule of Tests Results to be recorded on Schedule of Test Results

|     |   |     |      |  |     |
|-----|---|-----|------|--|-----|
| 8.1 | External earth loop impedance, Ze           | Yes | 8.9  | Insulation Resistance between Live Conductors          | Yes |
| 8.2 | Installation earth electrode                | NA  | 8.10 | Insulation Resistance between Live Conductors & Earth  | Yes |
| 8.3 | Prospective fault current, Ipf              | Yes | 8.11 | Polarity (prior to energisation)                       | Yes |
| 8.4 | Continuity of Earth Conductors              | Yes | 8.12 | Polarity (after energisation) including phase sequence | Yes |
| 8.5 | Continuity of Circuit Protective Conductors | Yes | 8.13 | Earth Fault Loop Impedance                             | Yes |
| 8.6 | Continuity of ring final circuit            | Yes | 8.14 | RCDs / RCBOs including selectivity                     | Yes |
| 8.7 | Continuity of Protective Bonding Conductors | Yes | 8.15 | Functional testing of RCD devices                      | Yes |
| 8.8 | Volt drop verified                          | Yes | 8.16 | Functional testing of AFDD(s) devices                  | NA  |

Inspector's Name: [REDACTED]

Date: 13/08/2020

Signature: [REDACTED]



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## TEST RESULTS

NA/EICR/001

# Landlord Gas Safety Record

Cert. No. 562

Safety Inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations and the Gas Industry Unsafe Situations Procedure.

## Company / Installer

Engineer  
Company  
Address  
  
Post Code  
Tel No.  
Gas Safe Reg 627205  
ID Card No. 627205

## Job Address

Name  
Address  
Post Code  
Tel. No.

## Customer / Landlord

Name  
Company  
Address  
Post Code  
Tel. No.

## Appliance Details

## Inspection Details

|   | Location         | Appliance Type | Make    | Model              | Flue Type | Landlord's Appliance | Appliance Inspected | Operating Pressure (mbar) | Heat Input (kW/h) | High Combustion Reading |        |       | Low Combustion Reading |        |       | Safety device(s) correct operation | Ventilation Provision satisfactory | Visual condition of flue and termination satisfactory | Flue Performance test | Appliance Serviced | Appliance safe to use |
|---|------------------|----------------|---------|--------------------|-----------|----------------------|---------------------|---------------------------|-------------------|-------------------------|--------|-------|------------------------|--------|-------|------------------------------------|------------------------------------|---|-----------------------|--------------------|-----------------------|
|   |                  |                |         |                    |           |                      |                     |                           |                   | Ratio                   | CO ppm | CO2 % | Ratio                  | CO ppm | CO2 % |                                    |                                    |   |                       |                    |                       |
| 1 | Kitchen          | Hob            | Unknown | Silver 4 Ring      | FL        | Yes                  | Yes                 | 20                        | n/a               | n/a                     | n/a    | n/a   | n/a                    | n/a    | n/a   | Yes                                | Yes                                | NA  | NA                    | No                 | Yes                   |
| 2 | Living Room      | Fire           | Legend  | Heritage           | OF        | Yes                  | Yes                 | n/a                       | 6.85              | n/a                     | n/a    | n/a   | n/a                    | n/a    | n/a   | Yes                                | Yes                                | Yes   | Pass                  | No                 | Yes                   |
| 3 | Bedroom Cupboard | Combi Boiler   | Baxi    | Duo-tec 2 Combi 28 | RS        | Yes                  | Yes                 | n/a                       | 23.69             | 0.0017                  | 164    | 10.6  | n/a                    | n/a    | n/a   | Yes                                | Yes                                | Yes   | Pass                  | No                 | Yes                   |
| 4 |                  |                |         |                    |           |                      |                     |                           |                   |                         |        |       |                        |        |       |                                    |                                    |   |                       |                    |                       |
| 5 |                  |                |         |                    |           |                      |                     |                           |                   |                         |        |       |                        |        |       |                                    |                                    |   |                       |                    |                       |
| 6 |                  |                |         |                    |           |                      |                     |                           |                   |                         |        |       |                        |        |       |                                    |                                    |   |                       |                    |                       |

## Defects / Identified

## Labels and Warning Notice Issued

## CO Alarm(s)

## Smoke Alarm(s)

|   |  |    |
|---|--|----|
| 1 |  | No |
| 2 |  | No |
| 3 | Pressure low upon arrival topped up and recharged vessel. Boiler showing signs of corrosion in places. Some radiator valves look to have been leaking. Boiler is of an age, would advise against any costly repairs in the future. | No |
| 4 |  |    |
| 5 |  |    |
| 6 |  |    |

|                                     |    |  |      |
|-------------------------------------|----|--|------|
| CO Alarm(s) fitted                  | No | Smoke Alarm(s) fitted                  | Yes  |
| CO Alarm(s) tested and Satisfactory | NA | Smoke Alarm(s) tested and Satisfactory | Pass |

Emergency Control Accessible Yes Gas Tightness Satisfactory Yes

Gas Installation Pipework Visual Inspection Satisfactory Yes

Equipotential Bonding Yes

**NEXT INSPECTION DUE ON OR BEFORE** 19-Nov-2022

## Comments

Found leak on ECV on incoming gas main. Rang northern gas. Gas board changed defective ECV this cured the leak.

## Signatures

Issued by: Signed

Received Signed by:

Date 19-Nov-2021

Print Name

Print Name

N/A