



# Electrical Survey

**10<sup>th</sup> March 2021**



**Electrical installation of landlords lighting**

**At**

**3 – 6 Oak Court  
Hampstead  
Camden  
London  
NW5 1QU**

## **1. INTRODUCTION**

### **1.1. Brief**

- 1.1.1. Estuary Site Wide Services Ltd received instructions on the 09th March 2021 from Mark Gibson (Contacts Manager) of Re-Gen (UK) Construction Ltd, to undertake an inspection of a Landlords lighting and fire detection cable routes at No.3-6 Oak Court and provide a report on the findings with recommendations for routes.
- 1.1.2. The purpose of this report is to describe which installation method is suitable and most appropriate for the listed building.

### **1.2. Scope of Survey/Investigations**

- 1.2.1. This report is based upon a visual inspection of the building carried out on the 10<sup>th</sup> March 2021.
- 1.2.2. The inspection was carried out on foot within the communal area and external areas containing lights.
- 1.2.3. The building is due to be renovated with new lighting and fire detection services installed during the works.

### **1.3. General Construction**

- 1.3.1. The walls are constructed of plaster and brickwork while the ceilings are constructed of lathe plaster.
- 1.3.2. There is existing lighting run in FP200 cable clipped direct.
- 1.3.3. The existing lighting is in poor condition and requires replacement with new fittings located in compliance with current guidance.

## **2. SURVEY FINDINGS (See Appendix A for photos)**

- 2.1. The ceilings will be more challenging to chase out and run cables in so it is recommended to chase the walls within

150mm of the ceiling height and install the cables horizontally.

- 2.2.** Where walls cannot be chased due to solid concrete beams or existing decorative wooden structures it is recommended to install plastic MT2 trunking with metal retaining clips fitted internally to support the cables in the event of a premature collapse caused by fire as per BS7671 18<sup>th</sup> edition 2020 guidance.
- 2.3.** Where the internal void is unknown then we will endeavour to install cables and “fish” them through holes in the ceiling but if this can not be achieved it is recommended to install trunking as per 2.2

### **3. CONCLUSIONS AND RECOMMENDATIONS**

- 3.1.** It is recommended that the installation of white LSF t&e 1.5mm cable is installed within the building clipped direct within the chases made.
- 3.2.** It is recommended that the MCB currently protecting the circuit is changed to an RCBO to cover the additional protection of the circuit as it is to be installed less than 50mm within the wall and without mechanical protection as recommended in the BS7671 18<sup>th</sup> 2020.
- 3.3.** It is recommended that the smoke alarms are wired on the same circuit as the lighting as per AICO guidance.






Mark O'Dell

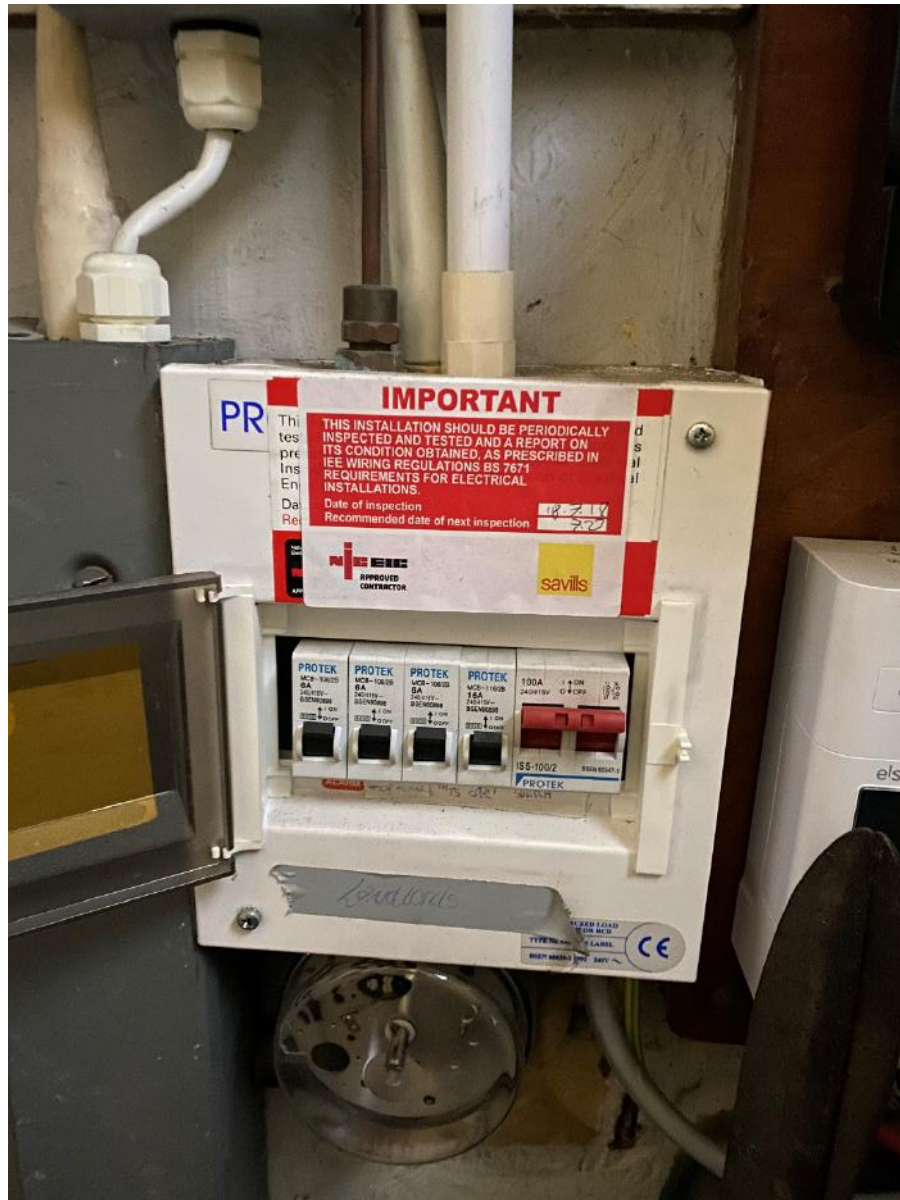
**Estuary Site Wide Services - Operations Director**

## APPENDIX A

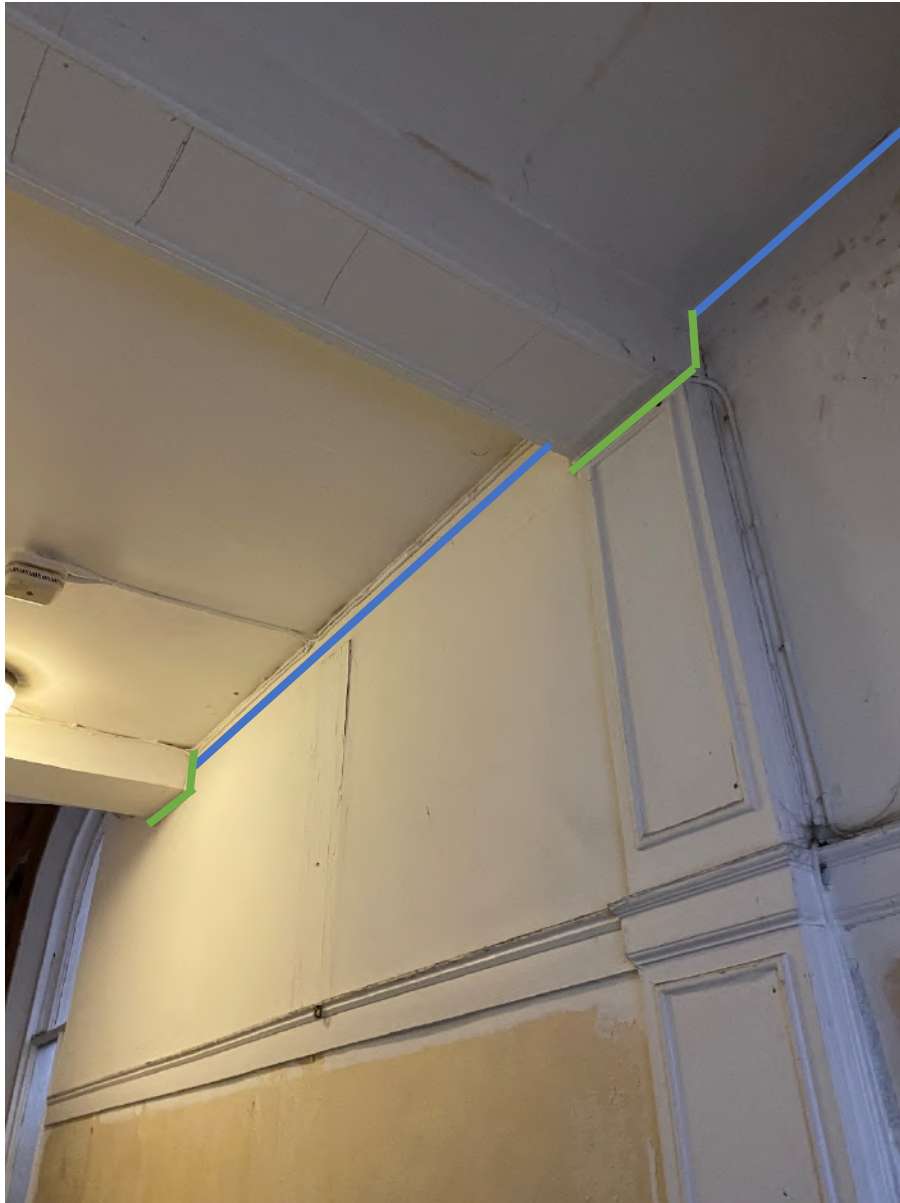
### PHOTOS 3 & 6

KEY –       Chased cables in wall  
              Surface mounted MT2 trunking  
              Chased/fished if possible then MT2 if not achievable













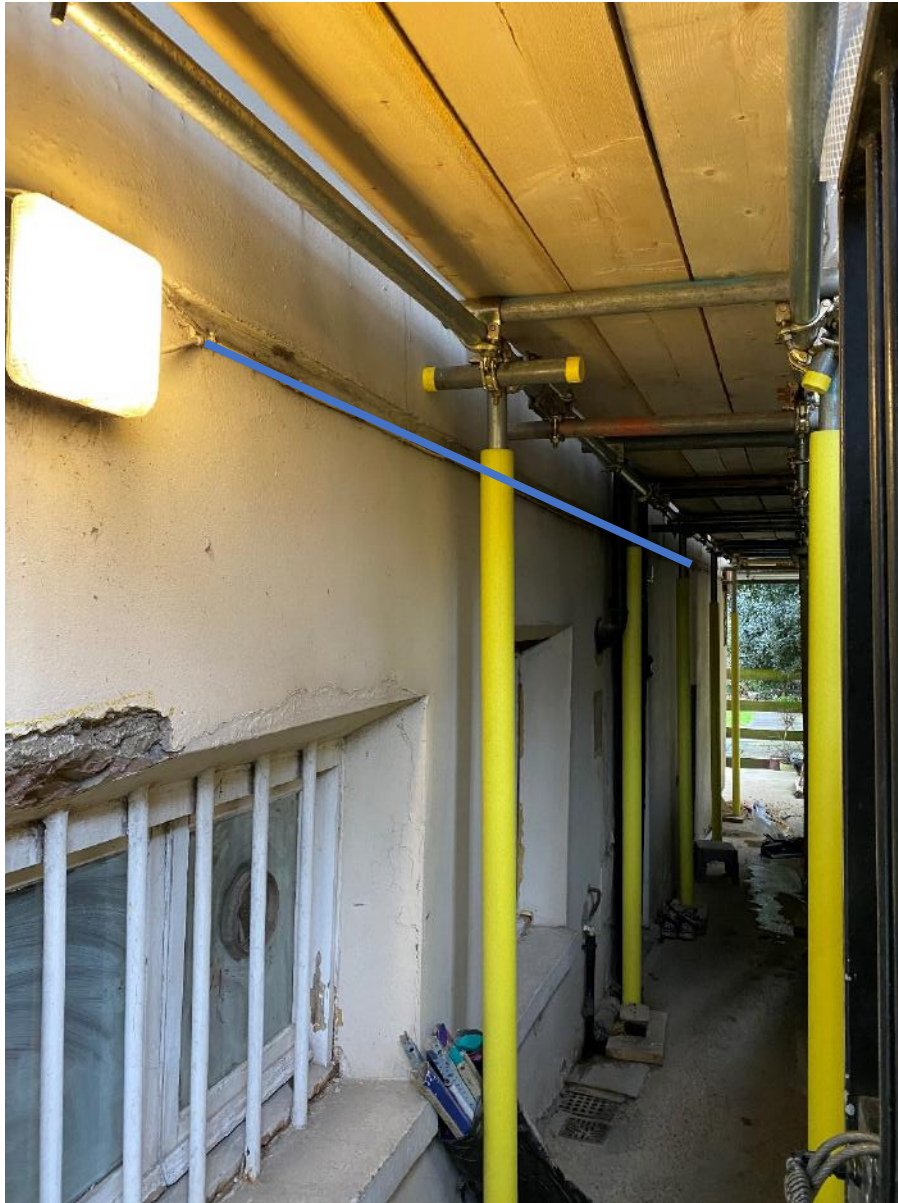
















## PHOTOS 4 & 5



















