



Certificate Reference: Copy of Uy14

A. DETAILS OF THE CLIENT

B. INSTALLATION ADDRESS

1.1 Client name and address:

Rockwell Property Group Ltd
58long Lane
Dundee
DD51HH

1.2 Installation address:

107 Caroline Terrace
Edinburgh
EH128QU

C. DESCRIPTION AND EXTENT OF THE INSTALLATION

2.1 Description of installation:

Domestic

2.2 Extent of the installation covered by this Certificate:

N/A

2.3 Installation is:

N/A

2.4 LABC No.:

N/A

D. FOR DESIGN

I/We, being the person(s) responsible for the design 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 design, hereby CERTIFY that the design work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS 7671: 2018, amended to Mar 2022 (date) except for the departures, if any, detailed as follows:

3.1 Details of departures from BS 7671 (Regulations 120.3, 133.1.3 and 133.5):

N/A

3.2 Details of permitted exceptions (Regulation 411.3.3). Where applicable, a suitable risk assessment(s) must be attached to this Certificate:

N/A

Risk assessment attached:

N/A

3.3 The extent of liability of the signatory or signatories is limited to the work described above as the subject of this Certificate.
For the DESIGN of the installation: **(Where there is mutual responsibility for the design)

Signature:

N/A

Name: Darren Stephens

Designer No.1

Date: 21/07/2025

Signature:

N/A

Name: N/A

Designer No.2**

Date: N/A

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E. FOR CONSTRUCTION

I, being the person responsible for the construction of the electrical installation (as indicated by my signature below), particulars of which are described above, having exercised reasonable skill and care when carrying out the construction, hereby CERTIFY that the construction work for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671:2018, amended to Mar 2022 (date) except for the departures, if any, detailed as follows:

4.1 Details of departures from BS 7671 (Regulations 120.3 and 133.5):

N/A

4.2 The extent of liability of the signatory or signatories is limited to the work described above as the subject of this Certificate.
For CONSTRUCTION of the installation:

Signature:

N/A

Name: **Darren Stephens**

Constructor

Date: **21/07/2025**

F. FOR INSPECTION AND TESTING

I, being the person responsible for the inspection and testing of the electrical installation (as indicated by my signature below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby CERTIFY that the work for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671:2018, amended to Mar 2022 (date) except for the departures, if any, detailed as follows:

5.1 Details of departures from BS 7671 (Regulations 120.3 and 133.5):

N/A

5.2 The extent of liability of the signatory or signatories is limited to the work described above as the subject of this Certificate.
For INSPECTING AND TESTING of the installation:

Signature:

N/A

Name: **Darren Stephens**

Inspector

Date: **21/07/2025**

G. NEXT INSPECTION

6.1 I/We, the designer(s), recommend that this installation is further inspected and tested after an interval of not more than:

4 Years

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H. PARTICULARS OF THE SIGNATORIES TO THE ELECTRICAL INSTALLATION CERTIFICATE

7.1 DESIGNER (No.1)

Company:

DS Electric

Address:

Northbridge
Bathgate
EH484PN

Telephone:

N/A

Cps scheme:* ECA

Registration
number:

APL48260-1

Branch
number:

N/A

7.2 DESIGNER (No.2) (if applicable)

Company:

N/A

Address:

N/A

Telephone:

N/A

Cps scheme:* N/A

Registration
number:

N/A

Branch
number:

N/A

7.3 CONSTRUCTOR

Company:

DS Electric

Address:

Northbridge
Bathgate
EH484PN

Telephone:

N/A

Cps scheme:* ECA

Registration
number:

APL48260-1

Branch
number:

N/A

7.4 INSPECTOR

Company:

DS Electric

Address:

Northbridge
Bathgate
EH484PN

Telephone:

N/A

Cps scheme:* ECA

Registration
number:

APL48260-1

Branch
number:

N/A

*Or other relevant organisation

I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

8.1 Earthing arrangements:

TN-C-S

8.2 Number and type of live conductors:

AC - 1-phase (2
wire)

8.3 Nature of supply parameters

Nominal voltage
U_o (L-L):

N/A V ⁽¹⁾

Nominal
frequency, f:

50 Hz ⁽¹⁾

External earth
fault loop imp. Ze:

0.11 Ω ⁽²⁾

Confirmation of
supply polarity:



Note: (1) by enquiry, (2) by enquiry or by measurement

Nominal voltage
U_o (L-E):

230 V ⁽¹⁾

Prospective
fault current, I_{pf}:

2.2 kA ⁽²⁾

Number of
supplies:

1

Confirmation of
phase rotation:

N/A

Other sources
of supply:

N/A

8.4 Supply protective device

BS (EN):

LIM

Type:

LIM

Rated current:

LIM

A

Short-circuit
capacity:

LIM

kA

J. PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE

9.1 Means of earthing

Distributor's facility:



Installation earth
electrode:

N/A

9.2

Maximum demand (load):

100

Amps

Method of protection
against electric shock:

ADS

9.3 Details of installation earth electrode (where applicable)

Type: (e.g. rod(s), tape etc.)

N/A

Location:

N/A

Method of measurement:

N/A

Electrode resistance
to earth:

N/A

Ω

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K. MAIN PROTECTIVE EARTHING AND BONDING CONDUCTORS

10.1 Earthing conductor:	Material:	Copper	csa:	16	mm ²	Connection / continuity verified:	✓	0.04	Ω
10.2 Main protective bonding conductors:	Material:	Copper	csa:	10	mm ²	Connection / continuity verified:	✓		
10.3 Main protective bonding conductor(s) to:									
Water:	✓	0.02	Ω	Gas:	✓	0.03	Ω	Structural steel:	N/A N/A Ω
Lightning protection:	N/A	N/A	Ω	Oil:	N/A	N/A	Ω	Other (specify):	N/A N/A Ω

L. MAIN SWITCH/SWITCH-FUSE/CIRCUIT-BREAKER/RCD

11.1					Fuse / device rating or setting:	100	A	11.2 If RCD main switch		
Location:	meter housing				Current rating:	100	A	Rated residual (I _{Δn}) operating current:	N/A	mA
BS (EN):	60947-2 MCCB	No. of poles:	2					Rated time delay:	N/A	ms
Supply conductors material:	Copper	Voltage rating:	230	V				Measured operating time:	N/A	ms
Supply conductors csa:	25	kA capacity: (if applicable)	Na	kA				RCD Type:	N/A	
					Current rating:	N/A	A			
					Test button operation:	N/A				

M. COMMENTS ON EXISTING INSTALLATION

In the case of an alteration or addition see Regulation 644.1.2

N/A

N. SCHEDULES

This certificate is valid only when 1 Schedule(s) of Circuit Details & Test Results and 1 Schedule(s) of Inspections are attached.



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O. SCHEDULE OF INSPECTIONS

All items inspected in order to confirm, as appropriate, compliance with the relevant clauses in BS 7671:

Acceptable Condition	PASS	Not Applicable	N/A
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Item No.	Description	Outcome
1.0	Condition of consumer's intake equipment (Visual inspection only)	NA
2.0	Parallel or switched alternative sources of supply	NA
3.0	Protective measure: Automatic Disconnection of Supply (ADS)	NA
4.0	Basic protection	NA
5.0	Protective measures other than ADS	NA
6.0	Additional protection	NA
7.0	Distribution equipment	NA
8.0	Circuits (Distribution and Final)	NA
9.0	Isolation and switching	NA
10.0	Current-using equipment (permanently connected)	NA
11.0	Identification and notices	NA
12.0	Location(s) containing a bath or shower	NA
13.0	Other special installations or locations	NA
14.0	Prosumer's low voltage electrical installation(s)	NA

RCD Rating:	N/A	mA
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Types of wiring, other (0): N/A

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P. GUIDANCE FOR RECIPIENT

This safety Certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed, inspected and tested in accordance with BS 7671.

You should have received an 'original' Certificate and the person that issued the Certificate should have retained a duplicate. If you were the person ordering the work, but not the owner of the installation, you should pass this Certificate, or a full copy of it including the schedules, immediately to the owner.

The 'original' Certificate should be retained in a safe place and be shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this Certificate will demonstrate to the new owner that the electrical installation complied with the requirements of BS 7671 at the time the Certificate was issued. The Construction (Design and Management) Regulations require that, for a project covered by those Regulations, a copy of this Certificate, together with schedules, is included in the project health and safety documentation.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a skilled person or persons, competent in such work. The maximum time interval recommended before the next inspection is stated under 'RECOMMENDED DATE OF NEXT INSPECTION' below.

This Certificate is intended to be issued only for a new electrical installation or for new work associated with an addition or alteration to an existing installation. It should not have been issued for the inspection and testing of an existing electrical installation. An 'Electrical Installation Condition Report' should be issued for such an inspection.

This Certificate is only valid if the Schedule of Inspections has been completed to confirm that all relevant inspections have been carried out and where accompanied by Schedule(s) of Circuit Details and Test Results.

Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. **For safety reasons it is important that this instruction is followed.**

Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.

Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. **For safety reasons it is important that this instruction is followed.**

Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.

IMPORTANT

This installation should be periodically inspected and tested and a report on its condition obtained, as prescribed in BS 7671 requirements for electrical installations

Date installation works completed:	21/07/2025
Recommended date of next inspection:	21/07/2029
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