Electrical Hero

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EICR Ref: 28749100

Dear Sam and fellow parish council members,

I attended the above site 29/02/2024 after some major tripping issues. My brief visit established that there were several faults within the premises. After liaising with Sam, we secured the following day to conduct an EICR (Electrical Installation Condition report) to understand the reasons for the faults. Sam kindly provided me with the latest up to date EICR.

I conducted my visual inspections first, which for its age all seemed ok. There were a few points that arose, that many light switches were very corroded, the main problem was getting the switches off to test. There was also one socket in the kitchen side of the hall that had a broken coupler to a socket that was loose, which subsequently made a big enough hole in the socket to allow a child's and even a full grow adults finger in it and be able to touch live terminals. This would/is classed as a C1 fault, but I took the cable out, so it is no longer live, and I have also placed a sticker on it (DO NOT USE). I can return to site and just replace the length of conduit to make it safe and working (small job). The current cooker failed as well, probable cause is the age of the appliance, again it has been safely isolated, and a sticker has been placed on the surface. Many cables supplying the batten lights in both areas have signs of tarnishing and age-related corrosion. A single socket located withing the preschool side failed as the earth has deteriorated, this is due to the MICC cable (fire rated cable) starting to fail due to its age (pre-1960's), I would recommend just to completely remove all MICC located within the premises.

Live testing: There was not any difference between certain test results from the previous EICR 3 years ago, the only slight difference is the IR (Insulation Resistance). The previous EICR results came back with

a reading of >50MΩ this time the readings came back as >1.12MΩ. In current regulations BS 7671 18th edition amendment 2 states that the minimum IR values should not below 1MΩ anything below this figure should be investigated. With everything as per above there is no doubt in my mind and using previous test result sheets that the village hall needs a rewire (please see quote attached). In the not-too-distant future, more problems and tripping issues will arise due to the cable degenerating and simple wear and tear of the installation age.

As far as the tripping issues, I located two live cables wrapped around the water pipe within the preschool playroom, luckily these were well out of reach for anyone to touch. But what it did do was make the whole premises live as it used the water pipe to carry a current through the building and this is what was making the main RCD trip. As previously mentioned, because a few of the sockets have been run in MICC they did not have an earth, meaning when everything was isolated these remained live because no fault could reach these sockets. These cables have been removed and power restored to the hall. I left a few outside lights on for my own clarification so I can check over the weekend if there were any more tripping issues, I am happy to say they have remained on over the whole weekend.

I made a brief return to the site on Monday 04/03/24 to let the members of staff know what is and is not working, but also to reassure them that it is now a safe working environment.

I will supply three quotes for a complete rewire of the premises, one to sort out the small bit of conduit needed for the socket near the kitchen and lastly the change of the emergency lights that have failed due to the tripping electrics.

Yours sincerely,

Bradley Lacey