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uk**Project Title:** Ryde Town Council.**Site Address:** Old National Westminster Bank  
St. Thomas Square  
Ryde  
Isle of Wight**Postcode:** PO33 2PL**Site contact:** N/A**Telephone:** N/A**Email:** N/A

Date: 03/02/2025

This report is to detail the testing and inspections to what used to be the National Westminster Bank located at St. Thomas Square, Ryde, Isle of Wight. The building is believed to be approx. 60 years old, the electrical installation is in excess of 45 years old.



The incoming DNO supply, and switch fuse have not been verified for operational reasons. The building was in use at the time when testing was carried out. Supply tails emanate from the service head to the energy company's meter. It is unknown who the current providers are. Visual inspection of the supplies to and from the meter were satisfactory.

If the building is to be repurposed, consideration should be given to the incoming capacity which, given the size of the metering tails would be set to 100A or 69.28kVA. This figure is unverified. Tails from the TPN switch fuse to the bus bar chamber appears to be 25mm<sup>2</sup> and are in good condition.

The switch fuse feeds two distribution boards labelled DB1 and DB DED1 via the busbar chamber mounted below the distribution boards. Outgoing circuits from DB1 supply the various

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distribution boards and consumer units around the building. Details of the distribution circuits are outlined on page 21 of the Electrical Condition Report.

There are only 3 circuits connected to DB/DED1 being the machine room sockets and counting room. Circuit 1L1 could not be identified or traced and requires further investigation.

There have been several electrical alterations to the building. New distribution boards and consumer units have been recently installed. Many circuits to the first floor have been disconnected from the consumer unit and left coiled in the ceiling. Ideally, all old redundant cabling should be stripped back to its origin and the equipment at the end of the circuits removed. Several circuits are wired in MICC cable, although this cable is extremely robust it is susceptible to damage if altered or disturbed in any way.



Wiring to the existing switchgear to the plant room located in the roof is outdated and is in need of upgrading. We were unable to test the isolators to the individual plant equipment due to Asbestos flash shields contained within them.



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We have confirmed the supply to the VRV Daikin air conditioning unit located externally to the bottom of the vehicle ramp. Currently this is left in the 'off' position. This should not be energised until the unit has been serviced by a competent heating engineer.

We have verified the internal units are wired as a 'ring' final circuit and can be energised once a suitable MCB is sourced and live testing carried out. One of the units has been disconnected from this circuit due to a partition wall being constructed around it.



Steel conduit has been used as the CPC (circuit protective conductor) on basement lighting circuit. We were unable to attain R1+R2 readings. A temporary light has been installed with new earth cable by the walkway. For safety, we have disconnected all other ground floor lights. We will provide a quotation to rewire and replace the lighting to this part of the building.



The external lighting is in a poor state of repair and would benefit from new luminaires located to the perimeter of the building with consideration given to emergency lighting to fire exits.

Sockets to the machine room sockets and counting room which are fed from distribution board DED1 have no RCD protection

Ring final circuit fed from the lighting and heating distribution board in the basement has no RCD protection to socket outlets.

This distribution board has no co-ordination or identification of conductors terminated in the neutral busbar terminal. Further investigation is required and affected circuits have been identified on page 18 of the certificate.

It is recommended the boards are replaced with new to provide circuit protection with BS EN 61009 RCBO's and Arc Fault Protection devices as recommended by current standards.

The origin for the 'DB CIR/1/2 feed RBP cabinet' could not be located. Details of the origin for this board have N/A entered into the fields on page 9 of the EICR



There are several other circuits where it was not possible to identify the end of line to the equipment they supply. This is noted on the 'comments and additional information, where required' on the last column of the schedule of test results for each distribution board.



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The switch fuse to the plant room DB has been used as a wireway into the trunking below. Although decommissioned, the supply to the contactor and time clock have been directly fed from the outgoing side of the isolator and not fused down and is currently fused at 63Amps from DB/1


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