

# Housing and Property Chamber

## First-tier Tribunal for Scotland



**First-tier Tribunal for Scotland (Housing and Property Chamber)**

**STATEMENT OF DECISION: Housing (Scotland) Act 2006 Section 24(1)**

**Chamber Ref: FTS/HPC/RP/17/0239**

**Flat 1R, 6 Tait's Lane, Dundee, DD2 1EB  
("the Property")**

**The Parties:-**

**Miss Naomi Culpin, formerly residing at Flat 1R, 6 Tait's Lane, Dundee, DD2 1EB.  
("the Former Tenant")**

**Mr Allan Munn, 520 Sandyhills Road, Glasgow, G32 9UA  
("the Landlord")**

**Decision**

**The First-tier tribunal for Scotland (Housing and Property Chamber) ('the tribunal'), having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the duty imposed by Section 14(1)(b) in relation to the Property, and taking account of the evidence led by the Landlord at the hearing, determined that the Landlord has not failed to comply with the duty imposed by Section 14(1)(b) of the Act.**

**Background**

1. By application, which application comprises documents received between 26<sup>th</sup> June and 21<sup>st</sup> August 2017, ("the application") the Former Tenant applied to the Housing and Property Chamber for a determination of whether the Landlord had failed to comply with the duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The application by the Former Tenant stated that the Former Tenant considered that the Landlord has failed to comply with his duty to ensure that the Property meets the repairing standard and in particular that the Landlord has failed to ensure that:-
  - (a) The structure and exterior of the Property (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order.

(b) The installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.

(c) Any fixtures, fittings and appliances provided by the Landlord under the Tenancy are in a reasonable state of repair and in proper working order.

3. By letter dated 28<sup>th</sup> August 2017 the Convener of the Housing and Property Chamber intimated a decision to refer the application under Section 22(1) of the Act to a tribunal.
4. The tribunal served Notice of Referral under and in terms of Schedule 2, Paragraph 1 of the Act upon both the Landlord and the Former Tenant.
5. Following service of the Notice of Referral the Landlord made written representations to the Tribunal by e-mail dated 20<sup>th</sup> September 2017 in terms of which the Landlord stated (i) that the Former Tenant had vacated the Property, (ii) that the Landlord no longer employed Rockford Properties as his Property Managers, (iii) that the Property is currently occupied on a rent free basis by a relative studying at Dundee University, and (iv) that he would be unavailable for the inspection and hearing scheduled for 17<sup>th</sup> October 2017 and the Landlord therefore sought a postponement thereof.
6. On 16<sup>th</sup> October 2017 the tribunal issued a Notice of Direction granting the Landlord's request for a postponement of the inspection and hearing.
7. By e-mail dated 24<sup>th</sup> October 2017 the Former Tenant confirmed having vacated the Property on 25<sup>th</sup> August 2017. By Minute of Continuation dated 7<sup>th</sup> November 2017 the tribunal resolved to continue with the application in terms of Schedule 2, Paragraph 7 (3) of the Housing (Scotland) Act 2006.
8. The tribunal, comprising Miss Gillian C Buchanan, Legal Member and Chairperson, and Mrs Susan Napier, Ordinary Member, inspected the Property on the morning of 9<sup>th</sup> November 2017. The Landlord was present during the inspection. Miss Sarah Wadsworth, the present occupant of the Property, was also present during the inspection. Photographs taken during the inspection are attached.
9. Following the inspection of the Property the tribunal held a hearing at Caledonian House, Greenmarket, Dundee, DD1 4QX and heard from the Landlord.
10. The Landlord submitted as follows:
  - (a) That the Former Tenant had occupied the Property for approximately one year and was a student.
  - (b) That the washing machine viewed by the tribunal at the inspection was the same washing machine that existed in the Property during the Former Tenant's period of occupation. A contractor employed by the Landlord's former representatives, Rockford Properties, had told the Former Tenant to clean the washing machine.

- (c) That the garden is a shared garden serving the various flats in the block. Approximately 3 to 4 years ago the Landlord laid turf and planted some plants and rhubarb. Whilst untidy as a consequence of none of the occupants of the properties in the block maintaining the garden, no further action is required.
- (d) That with regard to the extractor fan in the bathroom a contractor previously examined the extractor fan and never reported any infestation of any sort. The Former Tenant was advised to contact the local authority should there be any infestation which she did not do.

The Landlord also produced to the tribunal a copy of an Electrical Installation Condition Report dated 23<sup>rd</sup> March 2017 prepared by Care Electrical Contractors Limited, Office 3, North Tay Centre, 48 Loons Road, Dundee, DD3 6AP a copy of which is attached.

### **Summary of the Issues**

11. The issues to be determined are:-

- (a) Whether the washing machine is in a reasonable state of repair and in proper working order;
- (b) Whether the bathroom tap is in a reasonable state of repair, in proper working order and safe to use;
- (c) Whether the plug in the bath is in a reasonable state of repair and in proper working order;
- (d) Whether the garden is in a reasonable state of repair;
- (e) Whether the ceiling extractor fan in the bathroom is in a reasonable state of repair and in proper working order; and
- (f) Whether the water tank and immersion heater are in a reasonable state of repair and in proper working order

### **Reasons for the Decision**

12. The Property is a first floor flat forming part of a 3 storey tenement. The Property is accessed from a common entrance door leading from Tait's Lane along a common corridor and up a common stairwell.

On the date of the inspection by the tribunal it was fair and dry.

The tribunal examined the washing machine in the kitchen. There was no foul smell from the washing machine and the occupant of the Property, Miss Sarah Wadsworth, confirmed that the washing machine operated correctly and that whilst she had required to clean the washing machine on moving into the Property she had

encountered no other issues. It was noted that the washing machine also operates as a tumble dryer but Miss Wadsworth did not use it for that purpose. The tribunal was satisfied that the washing machine is in a reasonable state of repair and in proper working order and conforms to the Repairing Standard.

There is no gas supply in the Property and therefore no boiler despite the terms of the application. The tribunal examined the water tank located within the cupboard in the kitchen, the immersion heater for which is operated by a switch located outwith the cupboard and situated to the right thereof immediately above the kitchen worktop. Ms Wadsworth confirmed that she tends to keep the immersion heater on all the time and she had encountered no issues with it.

The tribunal noted the heaters throughout the flat to be panel style heaters mounted on the walls with thermostats attached thereto. Having regard to the information provided by Miss Wadsworth and also having regard to the terms of the Electrical Installation Condition Report subsequently produced by the Landlord and dated 23<sup>rd</sup> March 2017 prepared by Care Electrical Contractors Limited, the tribunal was satisfied that the water tank and immersion heater therefor are in a reasonable state of repair and in proper working order, and therefore conform to the Repairing Standard.

Within the bathroom, the tribunal operated the plug in the bath which opened and closed correctly. The tribunal also operated the hot and cold taps for both the bath and the adjacent wash hand basin. Whilst the tribunal observed that the hot tap for the wash hand basin was very slightly loose, the taps all operated correctly producing an acceptable flow of hot and cold water. The mixer tap at the wash hand basin heated with the flow of hot water through it but that was entirely to be expected and it cooled when the cold water tap was turned on thereby reducing the temperature. The tribunal was satisfied that the bath plug and taps in the bathroom are in a reasonable state of repair and in proper working order.

The tribunal noted the ceiling extractor fan within the bathroom to operate correctly. There was no evidence of any infestation and Miss Wadsworth confirmed that there had been no worms or maggots coming therefrom. The tribunal was satisfied that the extractor fan is in a reasonable state of repair and in proper working order and meets the Repairing Standard.

The tribunal examined the garden to the rear of the tenement. The garden comprises some borders and what would previously have been an area of turf most of which was overgrown with weeds and was generally untidy and unkempt. However, the tribunal did not consider that the condition of the garden breached the Repairing Standard.

## **Decision**

13. The tribunal accordingly determined that the Landlord had not failed to comply with the duty imposed by Section 14(1)(b) of the Act.
14. The decision of the tribunal was unanimous.

### **Right of Appeal**

15. In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the decision of the tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

### **Effect of section 63**

16. Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

**G Buchanan**

Signed

Date

29 November 2017

Chairperson

**Reference FTS/HPC/RP/17/0239**

**Appendix 1**

**Property – FLAT 1R, 6 TAIT'S LANE, DUNDEE DD2 1EB**

**Inspection Report 10 November 2017 - Photographs**

**Front Elevation**



**Washing machine**



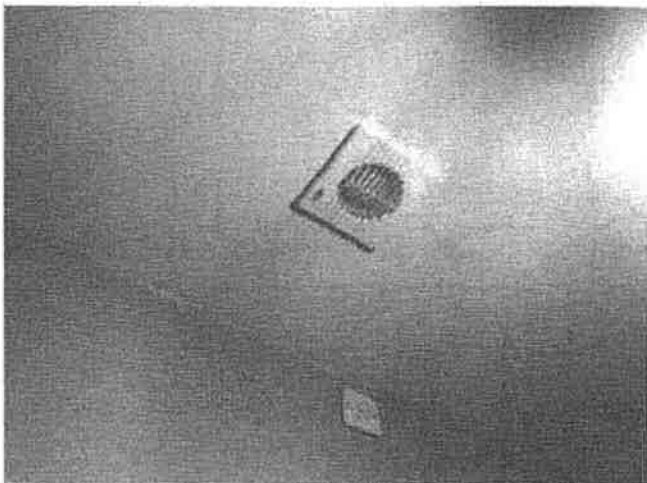
Wash hand basin mixer tap in Bathroom



Bath plug fitted in place



Extract fan in bathroom ceiling



Switch for water heater in kitchen



Hot water cylinder with immersion heater in kitchen cupboard

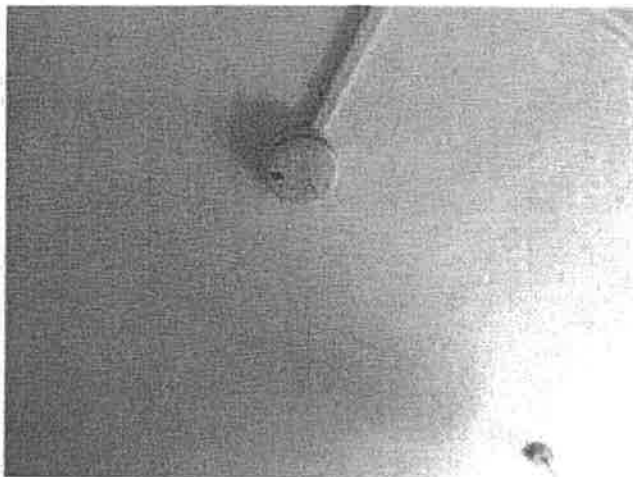


Cupboard door to water heater





**Smoke detection system**



**Rear shared garden**



**Photographs taken by Susan Napier, Ordinary Surveyor Member 10 November 2017 at 10am**

APPROVED  
CONTRACTOR

Contractor's Reference Number

CRN/

Issued in accordance with British Standard 7671 - Requirements for Electrical Installations by an Approved Contractor or Competent Body entitled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 3ZX.

## ELECTRICAL INSTALLATION CONDITION REPORT

FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

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### TYPE OF INSTALLATION

Tick appropriate box

Domestic dwelling

☒ Highway installation

☐ Leisure Accommodation

☐ Vehicle

☐ Modular dwelling

☐ Transportable unit

### DETAILS OF THE CLIENT

Client

Rockford

Address:

50 CASTLE STREET

DUNDEE

Postcode: DD1 3AQ

### PURPOSE OF THE REPORT

Purpose  
for which  
this  
report is  
required:

For Records

Date(s) on which inspection  
and testing were carried out:

23/3/17

### DETAILS OF THE INSTALLATION

Occupier:

TENANT

Address:

6 1/2 TATS LAKE

DUNDEE

Postcode: DD2 1EB

Estimated age of the  
electrical installation:

30 years

Evidence of alterations  
or additions:

YES

if yes,  
estimated  
age

1

Date of previous  
inspection:

?

Electrical Installation Certificate No or previous  
Periodic Inspection or Condition Report No:

?

Records of installation  
available:

ND

Records held by:

?

### EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report

100% CIRCUITS  
SO DO OUTLETS

Agreed limitations including the reasons, if any, on the inspection and testing:

NO DAMAGE TO PROPERTY

Agreed with:

Rockford

Operational limitations including the reasons (see page No. 1)

NONE

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected unless specifically agreed between the client and inspector prior to the inspection.

### SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):

SATISFACTORY

Summary of the condition of the installation continued on additional pages? No ☒ Yes ☐ Specify page No(s):

Overall assessment: SATISFACTORY / ~~UNSATISFACTORY~~

Define as appropriate

\* An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that further investigation without delay (C1) is required



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## OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations at page 1:

**OR** The following observations and recommendations for action are made


**Observation(s) include reference location as appropriate**

۲

Code T

## DECLARATION

I/we, being personnel responsible for the inspection and testing of the electrical installation, hereby declare that the electrical installation is indicated by my/our signatures below, particulars of which are described on page 1, 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 of the inspection and the limitations on the inspection and testing.

**SATISFACTORY /**  *Delate as appropriate*

at the time the inspection was carried out, and that it should be further inspected as recommended within the time interval given below:

- An 'unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that further investigation without delay (H) is required

## INSPECTION, TESTING AND ASSESSMENT BY

Signature: Chad A. Ward

Name: /M/ Molitor  
(Capital)

Position: Editorial

Date: 23/3/20

## REPORT REVIEWED AND CONFIRMED BY:

Signature: 

Name: RTA/C  
(CAPITALS)

**Required Qualified Supervisor for the Approved Contractor**

Date: 7/3/17

## NEXT INSPECTION

1/We recommend that this installation is further inspected and tested after an interval of not more than:

5 YEARS

Letter intervals in terms of years or months, as appropriate,

provided that any items which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or F1 (further investigation required without delay) are remedied or investigated respectively as a matter of urgency, items which have been attributed a Classification code C3 should be improved as soon as practicable.

Please see the "Guidance for Recipients" on the "Classification codes" on the reverse of this page.

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SHIRAZ

## TEST RESULTS

Circuit number	Circuit description To be completed only where this consumer unit is removed from the origin of the installation. Record details of the circuit supplying this consumer unit in the field box.	Type of wiring (see code)	Reference method (see Appendix 4 of BS 7671)	Number of points served	Cable size		Overcurrent protective device BS EN	Type	Short circuit capacity (kA)	RCD Operating time (s)	Circuit impedances (Ω)					Insulation resistance				Polarity	Maximum measured earth fault loop impedance, Z <sub>s</sub>	RCD Test Result
					Live (mm <sup>2</sup> )	Earth (mm <sup>2</sup> )					Tag and number only (reference field to earth)	All circuits to be measured	Line/line (MΩ)	Line/earth (MΩ)	Earth/earth (MΩ)	Line/line (MΩ)	Line/earth (MΩ)	Earth/earth (MΩ)				
1	SHOWER	A 16	2	6	2.5	0.4	60898	B 32	6	30	108	0.37	299	299	299	0.55	336	178	✓			
2	COOKER	A 16	2	6	2.5	0.4	60898	B 32	6	30	108	0.53	11	11	11	0.72	11	✓				
3	KIT SOCKETS	A 16	6	2.5	1.5	0.4	60898	B 20	6	30	174	0.19	0.19	0.19	0.59	11	11	11	✓			
4	LIGHTS	A 16	15	1.0	0.4	60898	B 6	6	30	582	116	299	299	299	1.33	11	✓					
5	W/HEATP	A 16	2	2.5	1.5	0.4	60898	B 16	6	30	218	0.50	11	11	11	0.66	11	✓				
6	SOCKETS	A 16	10	2.5	1.5	0.4	60898	B 32	6	30	108	0.33	0.31	0.55	0.73	11	11	✓				
7																						
8																						
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13																						
14																						
15																						
16																						
17																						
18																						
19																						
20																						

TEST INSTRUMENTS

Test instruments (serial numbers) used

Location of consumer unit

HALL

Designation of consumer unit

1ST RCU

Prospective fault current at consumer unit

1.65

kA

Multi-function

1008-121

Insulation resistance

Continuity

Earth electrode resistance

Earth fault loop impedance

RCD

CODES FOR TYPE OF WIRING

A Other (please state)

B Ring final cable

C Ring final cable with protective earth

D Ring final cable with protective earth and separate earth

E Ring final cable with protective earth and separate earth (not classed as)

F Ring final cable with protective earth and separate earth (not classed as)

G Ring final cable with protective earth and separate earth (not classed as)

H Ring final cable with protective earth and separate earth (not classed as)

I Ring final cable with protective earth and separate earth (not classed as)

J Ring final cable with protective earth and separate earth (not classed as)

K Ring final cable with protective earth and separate earth (not classed as)

L Ring final cable with protective earth and separate earth (not classed as)

M Ring final cable with protective earth and separate earth (not classed as)

N Ring final cable with protective earth and separate earth (not classed as)

O Ring final cable with protective earth and separate earth (not classed as)

P Ring final cable with protective earth and separate earth (not classed as)

Q Ring final cable with protective earth and separate earth (not classed as)

R Ring final cable with protective earth and separate earth (not classed as)

S Ring final cable with protective earth and separate earth (not classed as)

T Ring final cable with protective earth and separate earth (not classed as)

U Ring final cable with protective earth and separate earth (not classed as)

V Ring final cable with protective earth and separate earth (not classed as)

W Ring final cable with protective earth and separate earth (not classed as)

X Ring final cable with protective earth and separate earth (not classed as)

Y Ring final cable with protective earth and separate earth (not classed as)

Z Ring final cable with protective earth and separate earth (not classed as)

Original (To the person

Original (To the person ordering the work)



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# ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

## SCHEDULE OF INSPECTIONS

Item	Description	Outcome*	Item	Description	Outcome*	Item	Description	Outcome*
5.12	Provision of fire barriers, sealing arrangements and protection against thermal effects	✓	7.0	Current-carrying equipment (if permanently connected)	✓	9.0	Other special installations or locations - Part 7s	✓
5.13	Band II cables segregated/separated from Band I cables	✓	7.1	Condition of equipment in terms of IP rating	✓	9.1	List of all other special installations or locations, if any, present. (Record the results of any particular inspection and append separately).	N/A
5.14	Cables segregated/separated from communications cabling	✓	7.2	Equipment does not constitute a fire hazard	✓			
5.15	Cables segregated/separated from non-electrical services	✓	7.3	Enclosure not damaged/degraded so as to impair safety	✓			
5.16	Termination of cables at enclosures (extent of sampling indicated on page 1 of the report)	✓	7.4	Suitability for the environment and external influences	✓			
	• Connections soundly made and under no undue strain	✓	7.5	Security of fitting	✓			
	• No basic insulation of a conductor visible outside enclosures	✓		Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire	✓			
	• Connections of live conductors adequately enclosed	✓		List number and location of luminaires inspected.	✓			
5.17	Adequately connected at point of entry to enclosure (glands, bushes etc.)	✓	7.7	Recessed luminaires (downlighters)	✓			
5.18	Condition of accessories including socket-outlets, switches and joint boxes	✓		• correct type of lamps fitted	✓			
5.19	Suitability of accessories for external influences	✓		• installed to minimise build-up of heat by use of fire rated 'fronings'	✓			
5.20	Adequacy of working space / accessibility to equipment	✓		• insulation displacement box or similar	✓			
	Single-pole devices for switching or protection in line conductors only	✓		• no signs of overheating to conductors/terminations	✓			
6.0	Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)	✓	8.0	Location(s) containing a bath or shower	✓			
6.1	In general	✓	8.1	Additional protection by RCD not exceeding 30 mA	✓			
	• presence and condition of appropriate devices	✓		• for low voltage circuits serving the location	✓			
6.2	Correct operation verified	✓		• for low voltage circuits passing through Zone 1 and Zone 2 not serving the location	✓			
	For isolation and switching for mechanical maintenance only	✓	8.2	Where used as a protective measure, requirements for SELV or PELV are met	✓			
	• capable of being secured in the OFF position where appropriate	✓	8.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3355	✓			
	• acceptable location - state if local or remote from equipment being controlled where appropriate	✓	8.4	Presence of supplementary bonding conductors unless not required by BS 7671:2008	✓			
	• clearly identified by position and/or durable marking(s)	✓	8.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	✓			
6.3	For isolation only	✓	8.6	Suitability of equipment for external influences for installed location in terms of IP rating	✓			
	• warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	✓	8.7	Suitability of equipment for installation in a particular zone	✓			

\*Note: Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection

## SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections: Page(s) No 4, 5

Additional pages, including data sheets for additional source(s): Page No(s)

Special installations or locations: Page No(s)

The pages identified are an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

Schedule of Circuit Details for the installation: Page No(s) 6

Schedule of Test Results for the installation: Page No(s) 6

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## SCHEDULE OF ITEMS INSPECTED PARTICULAR TO A LEISURE ACCOMMODATION VEHICLE OR A TRANSPORTABLE UNIT

Item	Description	Outcome*
10.0	Means of connection	✓
10.1	'Hook-up' connection arrangement (inter, plug and connector)	✓
	• equipment complies with BS EN 60093-2	✓
10.2	Acceptable condition	✓
	Flexible 'hook-up' cable	✓
	• correct length and size (csa)	✓
	• acceptable type (to BS 7919) and condition	✓
10.3	Direct connection (to static appliance)	✓
	• acceptable type of wiring system and condition	✓
	• correct size (csa)	✓
10.4	Presence of required identification/labeling	✓
	• instructions for the safe use of the circuit/transportable unit installation/supply	✓
	• indication of voltage (rated on or adjacent to all extra-low voltage (ELV) socket-outlets	✓
10.5	Plugs and socket-outlets non-interchangeable with those of LV installation	✓
10.6	All conductors adequately protected against mechanical damage	✓
10.7	All conductors adequately protected against mechanical stresses (e.g. vibration from vehicular motion)	✓

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# ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

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Enrolment number: 0129355  
(Essential information)

Branch number:  
(if applicable)

Email address:

Telephone number:

Trading title: CARE ELECTRICAL CONTRACTORS LTD  
Address: OFFICE 3 NORTH TAT CENTRE  
48 LOANS ROAD DUNDEE

Postcode: DD3 6AF 01382 20055

## SCHEDULE OF INSPECTIONS

Item	Description	Outcome*	Item	Description	Outcome*	Item	Description	Outcome*
1.0	Condition/adequacy of distributor/supply intake equipment	✓	4.0	Consumer unit(s)	✓	4.23	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓
1.1	Service cable	✓	4.1	Adequacy of working space or access to consumer unit	✓	5.0	Distribution/final circuits	✓
1.2	Service head	✓	4.2	Security of fitting	✓	5.1	Identification of conductors	✓
1.3	Distributor's earthing arrangement	✓	4.3	Condition of enclosure(s) in terms of fire-rating	✓	5.2	Cables correctly supported throughout their length	✓
1.4	Meter tails - Distributor/Consumer	✓	4.4	Condition of enclosure(s) in terms of fire-rating	✓	5.3	Condition of insulation of live parts	✓
1.5	Metering equipment	✓	4.5	Enclosure not damaged/deteriorated so as to impair safety	✓	5.4	Non-sheathed cables protected by enclosure in conduit, during or trunking (including confirmation of the integrity of conduit and trunking systems)	N/A
1.6	Means of main isolation (where present)	N/A	4.6	Presence of linked main switch	✓	5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓
2.0	Presence of adequate arrangements for other sources (intergenerators etc)	✓	4.7	Operation of main switch (functional check)	✓	5.6	Adequacy of protective devices; type and rated current for fault protection	✓
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply	N/A	4.8	Main switch capable of being secured in the OFF position	✓	5.7	Presence and adequacy of circuit protective conductors	✓
2.2	Adequate arrangements where a generating set operates in parallel with the public supply	N/A	4.9	Operation of circuit-breakers and RCDs to prove disconnection (functional check)	✓	5.8	Co-ordination between conductors and overload protective devices	✓
2.3	Presence of alternative/additional supply warning notice(s)	N/A	4.10	Correct identification of circuits and protective devices	✓	5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences	✓
3.0	Earthing and bonding arrangements	✓	4.11	Presence of RCD test notice at or near consumer unit	✓	5.10	Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage	✓
3.1	Presence and condition of distributor's earthing arrangement	✓	4.12	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit	✓			
3.2	Presence and condition of earth electrode connection	N/A	4.13	Presence of alternative or additional supply warning notice at or near consumer unit	N/A			
3.3	Confirmation of adequate earthing conductor size	✓	4.14	Presence of next inspection recommendation label	N/A			
3.4	Confirmation of adequate earthing conductor at Main Earthing Terminal (MET)	✓	4.15	Presence of other required labelling (please specify)	✓			
3.5	Confirmation of adequate main protective bonding conductor sizes	✓	4.16	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	✓			
3.6	Accessibility and condition of main protective bonding conductor connections	✓	4.17	Single-pole switching or protective devices in the line conductors only	✓			
3.7	Accessibility and condition of other protective bonding connections	✓	4.18	Protection against mechanical damage where cables enter consumer unit	✓	5.11	Provision of additional protection by RCD not exceeding 30 mA	✓
3.8	Provision of earthing and bonding labels at all appropriate locations	✓	4.19	Protection against electromagnetic effects where cables enter metal-enclosed consumer unit/enclosure	✓			
			4.20	RCDs provided for fault protection - includes RCBOs	✓			
			4.21	RCDs provided for additional protection - includes RCBOs	✓			
			4.22	Confirmation of indication that SPD is functional	✓			

\* All boxes must be completed.  
✓ indicates Acceptable condition  
N/A indicates Not applicable  
Unacceptable condition state C1 or C2  
Improvement recommended state C3  
ULW indicates a Limitation  
This report is based on the model forms shown in Appendix 6 of BS 7571. Published by Censure LLP. Censure LLP operates the ELECSA & NICEIC brands. © Copyright Censure LLP (July 2015)



# ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

This report is not valid if the serial number has been defaced or altered

DPN7/ 0415541

[illegible]

<sup>†</sup> All forms must be completed. <sup>††</sup> Indicates that an inspection was carried out and that the result was satisfactory. <sup>†††</sup> Indicates that an inspection was not applicable to the particular installation.