

Housing and Property Chamber First-tier Tribunal for Scotland



Certificate of Completion of the First-tier Tribunal for Scotland (Housing and Property Chamber) under section 60(5) of the Housing (Scotland) Act 2006

Chamber REF:PRHP/RP/15/0256

Re 7 Muirpark Drive, Bishopbriggs, G64 1RB being the subjects registered in the Land Register of Scotland under Title Number GLA190885 ('the House')

The Parties:-

Ms Catherine Bulloch formerly residing in the Property ('The former Tenant')

Nicola Hetherington c/o Core Property Management, Core Property House, 4 Claremont Place, Glasgow, G4 7YR ('The Landlord')

Tribunal members:

Jacqui Taylor (Chairperson) and Sara Hesp (Ordinary Member).

CERTIFICATE OF COMPLETION

1. The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 27th January 2016('RSEO') which required the Landlord to:

'1. To exhibit a report from a damp specialist, who is a member of the Property Care Association, in respect of the dampness in the Property and carry out the works recommended by 30th April 2016.

2. To repair or replace the defective electrical sockets in the kitchen and bedroom and thereafter exhibit a compliant Electrical Installation Condition Report by 30th April 2016.

3. To repair or replace the defective fridge freezer by 30th April 2016.'

Have been **Completed** and the RSEO has been **Discharged**

Appeals

A landlord, tenant or third party applicant 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.

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.

In Witness whereof these presents typewritten on this and the preceding page are executed by Jacqui Taylor, Solicitor, Chairperson of the Tribunal at Glasgow on 7th November 2017 before the undernoted witness:

J Taylor

Signed..... Date

Chairperson

M Morton

witness:

1, Atlantic Quay
Glasgow

Housing and Property Chamber

First-tier Tribunal for Scotland



Statement of Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) under section 60(5) of the Housing (Scotland) Act 2006

Chamber REF:PRHP/RP/15/0256

Re 7 Muirpark Drive, Bishopbriggs, G64 1RB being the subjects registered in the Land Register of Scotland under Title Number GLA190885 ('the House')

The Parties:-

Ms Catherine Bulloch formerly residing in the Property ('The former Tenant')

Nicola Hetherington c/o Core Property Management, Core Property House, 4 Claremont Place, Glasgow, G4 7YR ('The Landlord')

Tribunal members:

Jacqui Taylor (Chairperson) and Sara Hesp (Ordinary Member).

1. The Private Rented Housing Committee ('the Committee') issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property which required the Landlord :-

'1.1. To exhibit a report from a damp specialist, who is a member of the Property Care Association, in respect of the dampness in the Property and carry out the works recommended.

1.2. To repair or replace the defective electrical sockets in the kitchen and bedroom and thereafter exhibit a compliant Electrical Installation Condition Report.

1.3. To repair or replace the defective fridge freezer.'

2. The Committee ordered that the works specified in the RSEO were to be carried out and completed by 30th April 2016.

3. The Landlord provided the Committee with a report by Bromac dated 5th May 2016, The report is annexed and executed as relative hereto. The report advised the Landlord to instruct a roofing contractor to investigate and repair missing tiles to the roof and the defective guttering.

4. The Decision of the Committee dated 11th August 2016 confirmed inter alia that the fridge freezer had been replaced but the other matters were outstanding.

4. On 1st December 2016 jurisdiction of the Private Rented Housing Panel passed to the Housing and Property Chamber.

5. Thereafter the Landlord provide the Tribunal with an Electrical Installation Condition Report dated 28th November 2016 which confirmed that the installation is in a satisfactory condition. The report is annexed and executed as relative hereto.

6. On 10th February 2017 the Ordinary Surveyor Member of the Tribunal carried out an inspection of the Property for the purpose of ascertaining whether the repairs to remedy the dampness in the Property as required by the RSEO had been completed. She found that the works had not been satisfactorily completed. Her inspection report dated 10th February 2017 is annexed and executed as relative hereto.

7. On 26th April 2017 the Landlord confirmed to the Tribunal that the Tenant vacated the Property.

8. The Landlord provided the Tribunal with a Home Report prepared by Harvey Donaldson and Gibson dated 9th October 2017. The Home Report stated, at page 8, that there was no significant dampness noted. A copy of page 8 of the Home Report is annexed and executed as relative hereto.

Decision

9. As the Tenant had vacated the Property the Tribunal were prepared to accept the terms of the Home Report in relation to the dampness, without reinspecting the Property. The Tribunal being satisfied that the terms of the RSEO had been satisfactorily completed determined to certify that the terms of the RSEO had been completed.

10. The decision of the Tribunal was a unanimous decision.

11. Appeals

A landlord, tenant or third party applicant 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.

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.

J Taylor

Signed.....
Chairperson

..... Date 7th November 2017



bromac limited

Timber Preservation and Damp Proofing

Craighead Cottage, Whistleberry Road, Hamilton ML3 0EJ
Telephone: (01698) 827772 Fax: (01698) 823138
Email: info@bromac.ltd.uk



Our Ref: MR / F24792

5th May 2016

Nicola Hetherington
n.hetherington@hotmail.co.uk

*This is the report by
Bromac referred to in
The Tribunal decision dated
7/11/17*

J Taylor

Surveyed by: Mark Robertson on 03/05/16

7 Muirpark Drive, Bishopbriggs. G64 1RD

In accordance with your telephoned instructions we have visited the property to carry out an inspection for suspected dampness we can now confirm the following:-

At the time of our inspection the weather conditions were wet.

Externally we noted missing tiles on the roof coverings and defective guttering and we would recommend you instruct the services of a local Roofing Contractor to investigate and repair as necessary.

Internally we noted that the property is in general affected by condensation with high levels of water vapour noted to window areas.

Black spot fungus was noted within cupboards and behind items of furniture in close proximity to external walls. This is restricting air flow and heat and thus causing the black mould to manifest.

The Tenant informed us that the boiler is switched on and off throughout the day to maintain heat levels within the property – this is an incorrect use of the heating system and the boiler should be set for 2-3 hours in the morning and the same in the evening to maintain a level of heat.

GENERAL REMARKS:

We would recommend the Occupier take the following measures in helping to alleviate the condensation being experienced within the property:-

1. Improve ventilation. (ie) opening windows
2. Apply a low constant heat source throughout the entire property.
3. Ensure items of heavy furnishings are kept back from external walls to improve air-flow / heat.
4. Apply a mild bleach solution on a dry cloth to areas worst affected by black spot fungus.
5. Avoid drying clothes within the property whenever possible.
6. It may prove beneficial to install crystal de-humidifiers to areas worst affected (i.e.) behind items of heavy furnishings/ corners of rooms / window sills.

Should you require any further information regarding refurbishing / upgrading of the property do not hesitate to contact us.

Assuring you of our best attention at all times

Yours faithfully
BROMAC LIMITED

PROTECTED GUARANTEE

Directors: N MACLEAN C.T.S. JIM ROBERTSON BSc Hons

This is the Electrical Installation Condition Report dated 28/11/16 referred to in the Tribunal Decision dated 7/11/17 J Taylor

ELECTRICAL INSTALLATION CERTIFICATE
(REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - BS 7671 (IET WIRING REGULATIONS))

DETAILS OF THE CLIENT

INSTALLATION ADDRESS

7 MILLPARK DRIVE, BISHOP BRIDGES, G64 1BB

DESCRIPTION AND EXTENT OF THE INSTALLATION
Description of Installation:

Extent of installation covered by this Certificate:

Full Installation

New installation

Addition to an existing installation

Alteration to an existing installation

(Use continuation sheet if necessary)

see continuation sheet No:

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 7671:2008, amended to (date) except for the departures, if any, detailed as follows:

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

Details of permitted exceptions (Regulation 411.3.3). When applicable, if suitable risk assessment(s) must be attached to this Certificate.

Risk assessment attached

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: P. Brannan Date: 28/11/16 Name (IN BLOCK LETTERS): P. BRANNAN Designer No 1

Signature: Date: Name (IN BLOCK LETTERS): Designer No 2**

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 7671:2008, amended to 5/14 (date) except for the departures, if any, detailed as follows:

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

The extent of liability of the signatory is limited to the work described above as the subject of this Certificate.

For CONSTRUCTION of the installation:

Signature: P. Brannan Date: 28/11/16 Name (IN BLOCK LETTERS): P. BRANNAN Constructor

FOR INSPECTION & TESTING

I being the person responsible for the inspection & 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 & 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 7671:2008, amended to 20/11 (date) except for the departures, if any, detailed as follows:

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

The extent of liability of the signatory is limited to the work described above as the subject of this Certificate.

For INSPECTION AND TESTING of the installation:

Signature: P. Brannan Date: 28/11/16 Name (IN BLOCK LETTERS): P. BRANNAN Inspector

EXT INSPECTION

I/we the designer(s), recommend that this installation is further inspected and tested after an interval of not more than 5 months.

ELECTRICAL INSTALLATION CONDITION REPORT

SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name NIOLA
 Address 7 MURPARK DRIVE BISHOPBRIGGS GB4 1RB

SECTION B. REASON FOR PRODUCING THIS REPORT

LANDLORD REQUESTING EICR

Date(s) on which inspection and testing was carried out 28/11/16

SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier
 Address 7 MURPARK DRIVE BISHOPBRIGGS GB4 1RB

Description of premises
 Domestic Commercial Industrial Other (include brief description)

Estimated age of wiring system 20 years

Evidence of additions / alterations Yes No Not apparent If yes, estimate age 15 years

Installation records available? (Regulation 621.1) Yes No Date of last inspection (date)

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report
ALL WIRING / ACCESSORIES

Agreed limitations including the reasons (see Regulation 634.2)

Agreed with:

Operational limitations including the reasons (see page no.)

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2008 (IET Wiring Regulations) as amended to 2016

It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Overall assessment of the installation in terms of its suitability for continued use

SATISFACTORY UNSATISFACTORY* (Delete as appropriate)

*An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.

SECTION F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I / we recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (code F1). Observations classified as 'Improvement recommended' (code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I / we recommend that the installation is further inspected and tested by (date)

SECTION G. DECLARATION

I, being the person(s) responsible for the inspection and testing 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 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 and limitations in section D of this report.

Inspected and tested by: PETER BRANNAN

Name (Capitals) PETER BRANNAN

Signature [Signature]

For/on behalf of TJM ELECTRICAL SCOTLAND

Position ELECTRICIAN

Address 9 BROOKFIELD GATE

Date 28/11/16

SECTION H. SCHEDULE(S)

..... schedule(s) of inspection and schedule(s) of test results are attached.
 Attached schedule(s) are part of this document and this report is valid only when they are attached to it.

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS				Supply Protective Device
Earthing arrangements		Number and Type of Live Conductors		Nature of Supply Parameters
TN-C <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	a.c. <input checked="" type="checkbox"/>	d.c. <input type="checkbox"/>	Nominal voltage, U / U _o ⁽¹⁾ 230 V
TN-S <input type="checkbox"/>	<input type="checkbox"/>	1-phase, 2-wire <input checked="" type="checkbox"/>	2-wire <input type="checkbox"/>	Nominal frequency, f ⁽¹⁾ 50 Hz
TN-C-S <input type="checkbox"/>	<input type="checkbox"/>	2 phase, 3-wire <input type="checkbox"/>	3-wire <input type="checkbox"/>	Prospective fault current, I _{pf} ⁽²⁾ 0.86 kA
TT <input type="checkbox"/>	<input type="checkbox"/>	3 phase, 3-wire <input type="checkbox"/>	Other <input type="checkbox"/>	External loop impedance, Z _o ⁽²⁾ 0.27 Ω
IT <input type="checkbox"/>	<input type="checkbox"/>	3 phase, 4-wire <input type="checkbox"/>		(Note: (1) by enquiry (2) by enquiry or by measurement)
Confirmation of supply polarity <input type="checkbox"/>				
Other sources of supply (as detailed on attached schedule) <input type="checkbox"/>				
SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT				
Details of Installation Earth Electrode (where applicable)				
Means of Earthing	Type			
Distributor's facility <input checked="" type="checkbox"/>	Location			
Installation earth electrode <input type="checkbox"/>	Resistance to Earth Ω			
Main Protective Conductors				
Earthing conductor	Material	CSA	mm ²	Connection / continuity verified <input type="checkbox"/>
Main protective bonding conductors (to extraneous-conductive-parts)	Material	CSA	mm ²	Connection / continuity verified <input type="checkbox"/>
To water installation pipes <input checked="" type="checkbox"/>	To gas installation pipes <input checked="" type="checkbox"/>	To oil installation pipes <input type="checkbox"/>	To structural steel <input type="checkbox"/>	
To lightning protection <input type="checkbox"/>	To other Specify <u>BOWLER</u>			
Main Switch / Switch-Fuse / Circuit-Breaker / RCD				
Location <u>HALLWAY CUBBOARD</u>	Current rating <u>2</u> A	If RCD main switch		
BS(EN) <u>60947-3</u>	Fuse / device rating or setting <u>250</u> A	Rated residual operating current (I _{Δn}) <u>63</u> mA		
No of poles <u>2</u>	Voltage rating <u>250</u> V	Rated time delay <u>0.17</u> ms		
SECTION K. OBSERVATIONS				
Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the <i>Extent and limitations of inspection and testing section</i>				
No remedial action is required <input type="checkbox"/> The following observations are made <input type="checkbox"/> (see below):				
OBSERVATION(S) <i>include schedule reference, as appropriate</i>				CLASSIFICATION CODE
<u>DB IS NOT MADE OF OR HAVE METAL ENCLOSURE</u>				<u>C3</u>
One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.				
C1 - Danger present. Risk of injury. Immediate remedial action required				
C2 - Potentially dangerous - urgent remedial action required				
C3 - Improvement recommended				
FI - Further investigation required without delay				

**CONDITION REPORT INSPECTION SCHEDULE FOR
DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY**

NOTE: This form is suitable for many types of smaller installation, not exclusively domestic

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	F1	Not verified	N/V	Limitation	L/M	Not applicable	N/A
ITEM NO	DESCRIPTION										OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and F1 coded items to be recorded in Section K of the Condition Report)			
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT													
1.1	Condition of service cable													
1.2	Condition of service head													
1.3	Condition of distributor's earthing arrangement													
1.4	Condition of meter tails - Distributor/Consumer													
1.5	Condition of metering equipment										C3			
1.6	Condition of Isolator (where present)													
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)													
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)													
1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)													
2	Presence and condition of earth electrode connection where applicable (542.1.2.3)													
3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)										N/A			
4	Confirmation of earthing conductor size (542.3; 543.1.1)													
5	Accessibility and condition of earthing conductor at MET (543.3.2)													
6	Confirmation of main protective bonding conductor sizes (544.1)										C3			
7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)										N/A			
8	Accessibility and condition of other protective bonding connections (543.3.2)										N/A			
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													
1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)													
2	Security of fixing (134.1.1)													
3	Condition of enclosure(s) in terms of IP rating etc (416.2)										C3			
4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)										C3			
5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))										C3			
6	Presence of main linked switch (as required by 537.1.4)													
7	Operation of main switch (functional check) (612.13.2)													
8	Annual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)													
9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)													
10	Presence of RCD quarterly test notice at or near consumer unit/distribution board (514.12.2)										N/A			
11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)										N/A			
12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)										N/A			
13	Presence of other required labelling (please specify) (Section 514)										N/A			
14	Identification of protective device(s) and base(s); correct type and rating (no signs of unacceptable damage, arcing or overheating) (421.1.3)													
15	-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)													
16	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.11)										C3			
17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)										C3			
18	Protection provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)													
19	Protection provided for additional protection - includes RCBOs (411.3.3; 415.1)													
20	Presence of indication that SPD is functional (534.2.8)													
21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in and are tight and secure (526.1)													
22	Arrangements where a generating set operates as a switched alternative to the public supply													
23	Arrangements where a generating set operates in parallel with the public supply (551.7)													

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	NV	Limitation	LIM	Not applicable	N/A
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ITEM NO DESCRIPTION OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)

5.0	FINAL CIRCUITS													
5.1	Identification of conductors (514.3.1)										✓			
5.2	Cables correctly supported throughout their run (522.8.5)										✓			
5.3	Condition of insulation of live parts (416.1)										✓			
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)										✓			
	• To include the integrity of conduit and trunking systems (metallic and plastic)										✓			
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)										✓			
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)										✓			
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)										✓			
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)										✓			
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)										✓			
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)										✓			
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204;)										✓			
5.12	Provision of additional protection by RCD not exceeding 30 mA:													
	• for all socket-outlets of rating 20 A or less, unless an exception is permitted (411.3.3)											N/A		
	• for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)											N/A		
	• for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)											✓		
	• for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203)											✓		
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)										✓			
5.14	Band II cables segregated / separated from Band I cables (528.1)										✓			
5.15	Cables segregated / separated from communications cabling (528.2)										✓			
5.16	Cables segregated / separated from non-electrical services (528.3)										✓			
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)											N/A		
	• Connections soundly made and under no undue strain (526.6)											✓		
	• No basic insulation of a conductor visible outside enclosure (526.8)											✓		
	• Connections of live conductors adequately enclosed (526.5)											✓		
	• Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)											✓		
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))										✓			
5.19	Suitability of accessories for external influences (512.2)										✓			
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)										✓			
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.2)										✓			

6.0	LOCATION(S) CONTAINING A BATH OR SHOWER													
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)											N/A		
6.2	Where used as a protective measure, requirements for SELV or PELV mat (701.414.4.5)											N/A		
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)											N/A		
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)											N/A		
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)											N/A		
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)											✓		
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)											✓		
6.8	Suitability of current-using equipment for particular position within the location (701.55)											✓		

7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS													
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)												✓	

Inspected by: P. BRANNAN
 Name (Capitals)

Signature [Signature]

Date 28/11/16

Housing and Property Chamber First-tier Tribunal for Scotland



Re-inspection report



Front and side elevations – 19 December 2016

10/2/17.
This is the reinspection
report dated 10/2/17 referred
to in the Tribunal decision dated
7/1/17 J Taylor

Property: 7 Muirpark Drive, Bishopbriggs, G64 1RB

Ref no: PRHP/RP/15/0256

Surveyor: Sara Hesp LLB(Hons) BA(Hons) MRICS ACI Arb

Access:

I re-inspected the subject property on 19 December 2016 and again on 10 February 2017. Access was provided by the tenant, Ms Catherine Bulloch, on both occasions. The landlord, Ms Nicola Hetherington also attended each inspection. No representatives were present.

The weather was wet on 19 December 2016 and damp on 10 February 2017. There had been a period of wet weather prior to the second inspection.

Purpose of re-inspection:

The purpose of this re-inspection was to investigate whether work required under the Repairing Standard Enforcement Order dated 27 January 2016 has been completed.

The property had originally been inspected by a Committee on 19 January 2016. I myself re-inspected on 6 May 2016 and a re-inspection report was issued. A subsequent inspection and hearing took place with the full Committee on 10 August 2016, as a result of which a Rent Relief Order was issued dated 12 August 2016, reducing the rent payable by the tenant by 90%. A further inspection and hearing by the full Committee occurred on 8 November 2016 but the landlord was found not to have complied with the Repairing Standard

Enforcement Order. At a re-inspection I conducted on 19 December 2016, the landlord herself identified that further work was required and so I re-visited again on 10 February 2017.

Under the Repairing Standard Enforcement Order, the landlord had been required:

1. *To exhibit a report from a damp specialist, who is a member of the Property Care Association, in respect of the dampness in the Property and carry out the works recommended by 30 April 2016.*
2. *To repair or replace the defective electrical sockets in the kitchen and bedroom and thereafter to exhibit a compliant Electrical Installation Condition Report by 30 April 2016.*
3. *To repair or replace the defective fridge freezer by 30 April 2016.*

The Tribunal had been previously satisfied that items 1 and 2 were partially complied with by the landlord and item 3 was wholly complied with by the landlord.

Outstanding matters:

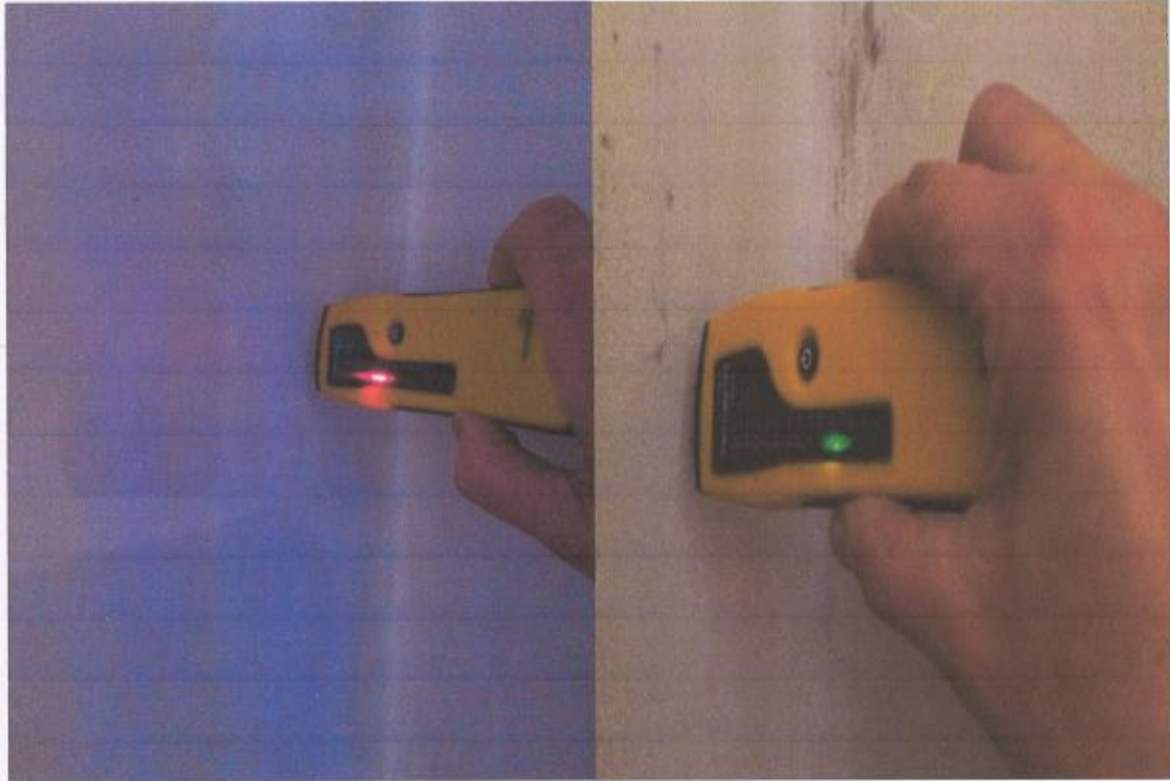
1. As previously noted by the Committee, the landlord obtained a report dated 5 May 2016 carried out by Bromac Ltd, a member of the Property Care Association. The report made the following recommendations:

- The landlord was advised to instruct a roofing contractor with a view to investigating and repairing missing tiles to the roof and defective guttering.

I understand that a roofing contractor has visited the property on a number of occasions, most recently after my previous inspection in December 2016, when the landlord notes that sealant was applied to an area around the flue. The roofing contractor identified some water ingress in this area.

The landlord has paid for piecemeal repairs to the roof. Some re-pointing of tiles – notably ridge and hipped end tiles - has been carried out and the defective guttering has been repaired, although the tenant now contends that this is leaking again. This was not apparent on my inspection. However, there remain some areas of the roof where there still appear to be missing tiles – for example, on the side pitch above the door and near the apex and on the front pitch, above the guttering.

Some mould growth was apparent to the wall finishes in the living room. The internal finishes of the outside wall had been identified as damp by the tenant during my re-inspection in December 2016 and this was confirmed by readings taken by my damp meter. However, since the work carried out by the landlord's contractor and according to the readings taken on 10 February 2017, there seems to be a slight improvement in the levels of moisture in this wall. The tenant confirmed that she is not using a dehumidifier.



Living room wall - Damp meter reading
19 December 2016

Living room wall – Damp meter reading
10 February 2017

2. The landlord has submitted an Electrical Installation Condition Report dated 28 November 2016, carried out by a suitably competent person – an NICEIC approved contractor. This report states that the installation is in satisfactory condition.

Comments

This report will be distributed to the parties and their representatives for their comment. It will be referred afterwards to the Tribunal for consideration and further action if appropriate.

Sara Hesp

Ordinary Member

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

10 February 2017



Roof – side pitch – 10 February 2017



Roof – front pitch – 10 February 2017

This is page 8 of the Home Report dated 9/10/17

Single Survey

referred to in the Tribunal Decision dated 7/11/17

J Taylor

2. Condition

This section identifies problems and tells you about the urgency of any repairs by using one of the following three categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.



Structural movement

Repair category	1
Notes	No visible evidence of significant structural movement was noted within the limitations of the inspection.



Dampness, rot and infestation

Repair category	1
Notes	<p>What appears to be historic damp staining was noted to timbers in the roof space. The situation should be monitored.</p> <p>An electronic moisture meter was used to measure levels of dampness, at random locations, to lower wall surfaces and floors, where accessible and without moving furniture or lifting floor coverings, if present. No obvious significant dampness, timber decay or infestation noted, within the limitations imposed on the inspection.</p>



Chimney stacks

Repair category	-
Notes	N/A