

Housing and Property Chamber First-tier Tribunal for Scotland



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

Certificate of Completion of Work: Housing (Scotland) Act 2006 Section 60

Chamber Ref: PRHP/RP/13/0145

Sasine Description: ALL and WHOLE the farmhouse of Milton of Blacklunans, by Blairgowrie, in the County of Perth, being part of the subjects described in Instrument of Sasine in favour of William Shaw, recorded in the Particular Register of Sasines etc for the County of Perth on 9 December 1853 and part of the subjects more particularly described in Disposition by the Executors of the late William Shaw in favour of William James Shaw, dated 21 July and 28 August and recorded in the Division of the General Register of Sasines applicable to the County of Perth on 3 September, all dates in the year 1987.

Re: Property at Milton House, Blacklunans, Blairgowrie, Perthshire PH10 7LL ("the Property")

The Parties:-

Miss Tanya Brown, residing sometime at Milton House, Blacklunans, Blairgowrie, Perthshire PH10 7LL and now at The Old Schoolhouse there ("the Tenant")

William Shaw, Haycocks, 64 Baldock Street, Ware, Hertfordshire SG12 9DT (represented by his agents, Elliot & Company WS, 8 Charlotte Street, Perth PH1 5LL ("the Landlord"))

Tribunal members: George Clark (Legal Chair), Robert Buchan (Ordinary member)(surveyor), John Blackwood (Ordinary member)

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property made on 23 May 2014 and served on 16 June 2014 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

Right of Appeal

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

Housing and Property Chamber
First-tier Tribunal for Scotland



**Statement of Decision of the Housing and Property Chamber of the
First-tier Tribunal for Scotland made under Section 60 of The Housing
(Scotland) Act 2006**

Chamber Ref: PRHP/RP/13/0145

**Re: Property at Milton House, Blacklunans, Blairgowrie, Perthshire PH10
7LL (“the Property”)**

The Parties:-

**Miss Tanya Brown, residing sometime at Milton House, Blacklunans,
Blairgowrie, Perthshire PH10 7LL and now at The Old Schoolhouse there
 (“the Tenant”)**

**William Shaw, Haycocks, 64 Baldock Street, Ware, Hertfordshire SG12
9DT (represented by his agents, Elliot & Company WS, 8 Charlotte
Street, Perth PH1 5LL (“the Landlord”)**

**Tribunal members: George Clark (Legal Chair), Robert Buchan (Ordinary
member)(surveyor), John Blackwood (Ordinary member)**

Decision

**The Tribunal, having considered the documentation provided by the
landlord relating to the works required by the Repairing Standard
Enforcement Order served on 16 June 2014 and the reinspection report
dated 12 June 2017 , determined that the work required by the Order had
been satisfactorily completed and that a Certificate of Completion to that
effect should be issued.**

Background

- 1. By application dated 28 September 2013, the Tenant applied to the Private
Rented Housing Panel 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 Private Rented Housing Committee inspected the Property on the morning of 23 May 2014. The Committee comprised George Clark (legal chairman), Robert Buchan (surveyor member) and John Blackwood (housing member). Following the inspection of the Property the Private Rented Housing Committee held a hearing at The Angus Hotel, Blairgowrie, at which the Landlord's agent accepted that it was likely that the Committee would make a Repairing Standard Enforcement Order, but asked that the timescale for carrying out the work be generous, given the desire of the Landlord to support local tradesmen when instructing the work and the fact that it would be carried out as part of an overall refurbishment of the Property. The Committee proceeded to make a Repairing Standard Enforcement Order ("the Order"), giving the Landlord a period of 6 months within which to complete the works required by the Order, which was served on 16 June 2014.
3. The Order required the Landlord, within six months of the date of service of the Order:
 - to carry out such works as are necessary to repair the leak in the front gutter of the Property and such works as are necessary to ensure 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;
 - to carry out such works as are necessary to ensure that the windows throughout the Property can be opened and closed, that they are in a reasonable state of repair and in proper working order and that, when closed, are wind and water tight and lockable;
 - to exhibit to the Committee an up to date report on the biological and bacteriological condition of the water supply to the Property and to carry out such works as are necessary to ensure the supply of water meets current health and safety standards;
 - to carry out such repairs as are necessary to the bath and bath surround to ensure it is in a reasonable state of repair and in proper working order, including ensuring that the tiling in the bathroom is secure and properly sealed against water leaks;
 - to carry out such repairs as are necessary to restore the floorboards in the upper storey of the Property to a reasonable state of repair;
 - to obtain, from a suitably qualified timber, damp and rot specialist, a report in respect of the rising and penetrating damp, timber decay and woodworm in the Property and to carry out such works as are recommended in that report to ensure the house is wind and water tight and fit for human habitation;
 - to instruct a suitably qualified electrician to carry out such works as are necessary to ensure that the electrical system is safe and in a proper state of repair and in reasonable working order and, thereafter, to exhibit to the Committee copies of the receipts for the work carried out and a satisfactory up to date Electrical Installation Report;
 - to install an interlinked, mains-wired smoke detection system on each floor of the Property, to ensure that there is satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire; and
 - to carry out such repairs as are necessary to make the front door of the Property wind and water tight.
4. On 16 December 2014, the Landlord's agent wrote to the Private Rented Housing Panel, advising that funding had been put in place to enable the Landlord to carry out the repair works required by the Order, as part of a refurbishment of the Property. The Landlord had obtained a report on the structural integrity of the Property, a builder had been instructed to carry out all the external repairs and a carpenter had been instructed to rebuild the kitchen and re-insulate the Property. The site had been cleared of all

debris and the surrounding garden landscaped. As had been indicated at the hearing, the Landlord wished to use local tradesmen to carry out the refurbishment work and they were not able to start until January 2015. Accordingly, the Landlord was seeking an extension of six months to the time limit for carrying out the works required by the Notice.

5. The Committee determined on 22 December 2014, to grant the Landlord an extension of 6 months from the date of service of the Variation of the Repairing Standard Enforcement Order within which to complete the works required by the Order.
6. On 3 June 2015, the Landlord's agent wrote to the Private Rented Housing Panel, advising that the tradesmen instructed to carry out the work would not be able to complete it by the end of June. The agent requested a further short period to finalise the work, which was work to the second chimney, some internal joinery work, redecoration and refurbishing.
7. On 8 June 2015, the Committee determined to grant the Landlord a further extension of two months from the date of service of the Variation of the Repairing Standard Enforcement Order within which to complete the works required by the Order.
8. The surveyor member of the Committee reinspected the Property on 9 September 2015 and, in his report dated 13 September 2015, which was issued to the Landlord and the Committee, it was observed that extensive renovation to the Property was being carried out, but that the contractor advised that the work would not be completed until sometime the following year.
9. On 1 October 2015, the Landlord's agent wrote to the Private Rented Housing Panel, requesting a further extension of twelve months for completion of the works required by the Repairing Standard Enforcement Order.
10. The Committee determined, on 8 October 2015, to grant the Landlord a further extension of 12 months from the date of service of the Variation of the Repairing Standard Enforcement Order within which to complete the works required by the Order. That 12 month period expired on 18 October 2016.
11. On 10 November 2016, the Landlord's agent wrote to the Private Rented Housing Panel, confirming that the structural work had been completed and that all that remained to be done was some internal decoration, The Landlord's agent advised that, once this work was completed, the Landlord would obtain a water test from the local authority.
12. The Committee determined, on 25 November 2016, to grant the Landlord a further extension of 6 months from the date of service of the Variation of the Repairing Standard Enforcement Order within which to complete the works required by the Order.

13. The jurisdiction of the Private Rented Housing Panel was transferred to the Housing and Property Chamber of the First-tier Tribunal for Scotland with effect from 1 December 2016 and the members of the Committee were appointed to be the Tribunal members to continue to determine the present case.
14. Mr Robert Buchan, the Ordinary member (surveyor) of the Tribunal reinspected the property on 12 June 2017. The Landlord's agents were present at the reinspection. A file of photographs taken at the reinspection and a copy of the reinspection report are annexed to and form part of this Statement of Decision.
15. The reinspection report indicated that most of the rain-water disposal system had been renewed, the windows had been replaced with new timber framed double glazed windows, the bathroom had been replaced, the flooring on the first floor had been repaired or replaced, the electrical installation had been renewed, smoke and heat detectors had been installed and the front door and frame had been repaired. The only outstanding matters were external decoration which was to be carried out when weather permitted, but was not a specific requirement of the Order, and the exhibition to the Tribunal of certificates relating to the electrical installation, smoke and heat detectors and the water supply and the report from the timber, damp and rot specialist.
16. On 30 June 2017, the Tribunal received from the Landlord's agents a Domestic Electrical Installation Report in respect of the property dated 31 May 2017 and a Certificate of Design, Installation and Commissioning of a Fire Detection and Alarm System in respect of the property, also dated 31 May 2017, both issued by Mr Kevin Donachie, a NICEIC Approved Contractor. The letter from the Landlord's agents also enclosed an invoice from Messrs George Meldrum & Son, Builders, Blairgowrie for work which included preparing and concreting two floors. The Landlord's agents advised the Tribunal that the builders had treated the damp in the property by digging out the floors and laying new concrete floors. A copy of the builders' invoice is attached to and forms part of this Statement of Decision.
17. On 31 August 2017, the Tribunal received a letter from the Landlord's agents, enclosing Water Test Reports in respect of the property by Tayside Scientific Services, dated 10 July and 7 August 2017. Copies of the letter and reports are attached to and form part of this Statement of Decision.

Summary of the issues

18. The issue to be determined was whether work required by the Repairing Standard Enforcement Order had been completed and whether a Certificate of Completion to that effect should be issued.

Reasons for the decision

19. The Tribunal considered the reinspection report of 12 June 2017 and the further documentation subsequently provided by the Landlord's agents. The Tribunal noted that the property had been extensively renovated and was satisfied that the installation of the concrete floors was an acceptable method of dealing with the problem of damp and rotten timbers in the property and was content not to insist upon a timber, damp and rot specialists' report. The Tribunal was also satisfied that all of the remaining requirements of the Repairing Standard Enforcement Order had been met.

Decision

20. The Tribunal determined that the work required by the Order had been satisfactorily completed and that a Certificate of Completion to that effect should be issued in terms of Section 60 of the Act.
21. The decision of the Tribunal was unanimous

Right of Appeal

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.

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.

Signed... **G Clark**..... Legal Chair

Date: 12 September 2017

*This is the Re-inspection Report
referred to in the Forensic Statement
of Decision*

G Clark

Housing and Property Chamber First-tier Tribunal for Scotland



First-tier Tribunal for Scotland (Housing and Property Chamber) Housing (Scotland) Act 2006 Property Re-inspection report



Property: Milton House, Blacklunans, Blairgowrie, PH10 7LL

Date of inspection: 12th June 2017

Chamber Reference Number: PRHP/RP/13/0145

Surveyor: Robert Buchan, FRICS

Circumstances of the inspection: The property was vacant and full access was provided. The weather was dry following a mixed spell of weather.

In attendance: Robert Macduff-Duncan and Donald Elliot of Elliot & Co. agent for the landlord.

Repairing Standard Enforcement Order (RSEO)

Re-inspection report of Milton House, Blacklunans, Blairgowrie
Page 2

An RSEO was served on the Landlord, William James Shaw, on the 16th June 2014 following an inspection and hearing of the Tribunal on the 23rd May 2014.

The Landlord was required to carry out the following work under the terms of the RSEO:

- (a) to carry out such works as are necessary to repair the leak in the front gutter of the Property and such works as are necessary to ensure 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) to carry out such works as are necessary to ensure that the windows throughout the Property can be opened and closed, that they are in a reasonable state of repair and in proper working order and that, when closed, are wind and water tight and lockable;
- (c) to exhibit to the Committee an up to date report on the biological and bacteriological condition of the water supply to the Property and to carry out such works as are necessary to ensure the supply of water meets current health and safety standards;
- (d) to carry out such repairs as are necessary to the bath and bath surround to ensure it is in a reasonable state of repair and in proper working order, including ensuring that the tiling in the bathroom is secure and properly sealed against water leaks;
- (e) to carry out such repairs as are necessary to restore the floorboards in the upper storey of the Property to a reasonable state of repair;
- (f) to obtain, from a suitably qualified timber, damp and rot specialist, a report in respect of the rising and penetrating damp, timber decay and woodworm in the Property and to carry out such works as are recommended in that report to ensure the house is wind and water tight and fit for human habitation;
- (g) to instruct a suitably qualified electrician to carry out such works as are necessary to ensure that the electrical system is safe and in a proper state of repair and in reasonable working order and, thereafter, to exhibit to the Committee copies of the receipts for the work carried out and a satisfactory up to date Electrical Installation Report;
- (h) to install an interlinked mains-wired smoke detection system on each floor of the Property, to ensure that there is satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire; and
- (i) to carry out such repairs as are necessary to make the front door of the Property wind and water tight.

Works in the RSEO undertaken:

Re-inspection report of Milton House, Blacklunans, Blairgowrie

Page 3

1. Most of the rain-water disposal system has been renewed
2. The windows have been replaced with new timber framed double glazed windows.
3. The bathroom has been replaced.
4. The flooring on the first floor has been repaired or replaced.
5. The electrical installation has been renewed.
6. Smoke and heat detectors have been installed.
7. The front door and frame has been repaired.

Outstanding works:

External decoration is to be carried out when weather permits.

Certificates relating to the electrical installation, smoke and heat detectors, the water supply, and the report from the timber, damp and rot specialist are to be sent to the Housing and Property Chamber by the landlord's agent.

Additional note:

Photographs were taken during the re-inspection and are attached to this report.

This report will be submitted to the relevant parties for their consideration and comment. Once their submissions, if any, have been received, the Tribunal will determine whether the Repairing Standard Enforcement Order has been complied with and what further action is appropriate.

Robert Buchan, FRICS

Date of report: 12th June 2017.

Schedule of photographs attached to re-inspection report
Milton House, Blacklunans, Blairgowrie, PH10 7LL
Chamber Reference Number: PRHP/RP/13/0145



Front 12/06/2017



Front 23/05/2014

Schedule of photographs attached to re-inspection report

Milton House, Blacklunans, Blairgowrie, PH10 7LL

Chamber Reference Number: PRHP/RP/13/0145



Rear 12/06/2017



Rear 11/09/2015

Schedule of photographs attached to re-inspection report
Milton House, Blacklunans, Blairgowrie, PH10 7LL
Chamber Reference Number: PRHP/RP/13/0145



Kitchen 12/06/2017



Kitchen 11/09/2015

Schedule of photographs attached to re-inspection report

Milton House, Blacklunans, Blairgowrie, PH10 7LL

Chamber Reference Number: PRHP/RP/13/0145



WC 12/06/2017



WC 23/05/2014

Schedule of photographs attached to re-inspection report

Milton House, Blacklunans, Blairgowrie, PH10 7LL

Chamber Reference Number: PRHP/RP/13/0145



Lounge 12/06/2017



Lounge 11/09/2015

Schedule of photographs attached to re-inspection report

Milton House, Blacklunans, Blairgowrie, PH10 7LL

Chamber Reference Number: PRHP/RP/13/0145



New electrical installation



New heat detector

Schedule of photographs attached to re-inspection report

Milton House, Blacklunans, Blairgowrie, PH10 7LL

Chamber Reference Number: PRHP/RP/13/0145



New bathroom



First floor bedroom

Schedule of photographs attached to re-inspection report

Milton House, Blacklunans, Blairgowrie, PH10 7LL

Chamber Reference Number: PRHP/RP/13/0145



New windows



New flooring

This is the Domestic Electrical Installation Certificate referred to in the Form Sheet of Design

G Clark

Original (To the person ordering the work)

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

DCN7/0332225

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with British Standard 7671 - Requirements for Electrical Installations by an Approved Contractor Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable, LU5 5ZJ

This safety certificate is an important and valuable document which should be retained for future reference.

Contractor's Reference Number

N/A

DETAILS OF THE CLIENT

Client and address
Mr Shaw
Burrside Cottage
Blackluns
BLAIRGOWRIE

ADDRESS OF THE INSTALLATION

Installation address
The Milton Farmhouse
Blackluns
BLAIRGOWRIE

Postcode: PH10 7LN

Postcode: PH10 7LN

DETAILS OF THE INSTALLATION

Extent of the installation work covered by this certificate
Complete rewire and installation of smoke detection.

The installation is:

New
An addition
An alteration

DESIGN, CONSTRUCTION, INSPECTION AND TESTING

I, being the person(s) responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my signature adjacent), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing, hereby CERTIFY that the said work for which I have been responsible is, to the best of my knowledge and belief, in accordance with BS 7671, 2008 (amended to 2008) (except for the departures, if any, detailed as follows):

Details of departures from BS 7671, as amended (Regulations 120.3, 133.5)

N/A

The extent of liability of the signatory is limited to the work described above as the subject of this certificate. For the DESIGN the CONSTRUCTION and the INSPECTION AND TESTING of the installation.

Signature *G Clark* Name (CAPITALS) GRANT ROBBIE Date 31/05/2017

Signature *K Donachie* Name (CAPITALS) KEVIN DONACHIE Date 31/05/2017

The results of the inspection and testing reviewed by the Qualified Supervisor

PARTICULARS OF THE APPROVED CONTRACTOR

Trading Title Kevin Donachie Electricians
Address 29 Honeyberry Crescent
Rattray
Perthshire

Telephone No: 01250 872792

Postcode: PH10 7RD

NICEIC Enrollment No 010160000

Branch No (if applicable) N/A

NEXT INSPECTION

I RECOMMEND that this installation is further inspected and tested after an interval of not more than 5 Years

5 Enter interval in terms of years, months or weeks, as appropriate

COMMENTS ON EXISTING INSTALLATION

None

Note: Enter 'NONE' or, where appropriate, the page number(s) of additional report(s) of comments on the existing installation

SCHEDULE OF ADDITIONAL RECORDS*

N/A

In the case of an alteration or addition see section 633 of BS7671

See attached schedule

* Where the electrical work to which this certificate relates includes the installation of a fire detection/alarm system (or a part of such a system), this electrical safety certificate should be accompanied by the particular certificate for the system.

Please see the 'Notes for Recipients'



DCN7/0332225

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

Original (To the person ordering the work)

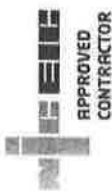
DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

SUPPLY CHARACTERISTICS		Tick boxes and enter details, as appropriate		Measure of supply parameters		Characteristics of primary supply overcurrent protective device(s)	
System type(s)		Number and type of live conductors		Number of sources		BS(EN) BS 1361 Fu	
1-phase (2-wire)	N/A	1-phase (3-wire)	<input checked="" type="checkbox"/>	Nominal voltage(s) U _n	230 V	Short-circuit capacity Confirmation of supply polarity	16.5 kA
3-phase (3-wire)	N/A	3-phase (4-wire)	N/A	U _e (m)	230 V	Type	2
Other	N/A	Phase(s)	N/A	Prospective fault current, I _{sc}	0.50 kA	Rated current	100 A
TT	N/A						

PARTICULARS OF INSTALLATION AT THE ORIGIN		Tick boxes and enter details, as appropriate	
Means of earthing		Details of installation earth electrode (where applicable)	
Distributor's facility	<input checked="" type="checkbox"/>	Type (eg rods)	N/A
Installation earth electrode	N/A	Electrode resistance R _a	Ω
		Location	N/A
		Method of measurement	N/A
Earthing conductor		Main protective bonding conductors and bonding of extraneous-conductive parts	
Conductor material	Copper	Continuity/compilation verified	<input checked="" type="checkbox"/>
Conductor csa	16 mm ²	Location (where not obvious)	N/A
		Conductor material	Copper
		Conductor csa	10 mm ²
		Water installation pipes	<input checked="" type="checkbox"/>
		Oil installation pipes	<input checked="" type="checkbox"/>
		Gas installation pipes	<input checked="" type="checkbox"/>
		Structural steel	N/A
		Other	N/A

SCHEDULE OF ITEMS INSPECTED		See note below	
1.0 CONDITION/ADEQUACY OF DISTRIBUTORS/SUPPLY INTAKE EQUIPMENT			
(The Distributor should be notified of any unsatisfactory equipment)			
1.1	Service cable	<input checked="" type="checkbox"/>	
1.2	Service head	<input checked="" type="checkbox"/>	
1.3	Distributor's earthing arrangement	<input checked="" type="checkbox"/>	
1.4	Meter tails - Distributor/Consumer	<input checked="" type="checkbox"/>	
1.5	Metering equipment	<input checked="" type="checkbox"/>	
1.6	Means of main isolation (where present)	<input checked="" type="checkbox"/>	
2.0 PARALLEL OR SWITCHED ALTERNATIVE SOURCES OF SUPPLY			
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply	<input checked="" type="checkbox"/>	N/A
2.2	Adequate arrangements where a generating set operates in parallel with the public supply	<input checked="" type="checkbox"/>	N/A
2.3	Presence of alternative/additional supply warning notices	<input checked="" type="checkbox"/>	N/A
3.0 AUTOMATIC DISCONNECTION OF SUPPLY			
3.1 Presence and adequacy of protective earthing/bonding arrangements as follows:			
a)	Distributor's earthing arrangement or installation earth electrode arrangement	<input checked="" type="checkbox"/>	
b)	Earthing conductor and connections	<input checked="" type="checkbox"/>	
c)	Main protective bonding conductors and connections	<input checked="" type="checkbox"/>	
d)	Earthing/bonding labels at all appropriate locations	<input checked="" type="checkbox"/>	
3.2 Accessibility of:			
a)	Earthing conductor connections	<input checked="" type="checkbox"/>	
b)	All protective bonding connections	<input checked="" type="checkbox"/>	
4.0 BASIC PROTECTION			
4.1 Presence and adequacy of measures to provide basic protection (prevention of contact with live parts) within the installation:			
a)	Insulation of live parts e.g. conductors completely covered with durable insulating materials	<input checked="" type="checkbox"/>	
b)	Barriers or enclosures e.g. correct IP rating	<input checked="" type="checkbox"/>	
5.0 ADDITIONAL PROTECTION			
5.1 Presence and effectiveness of additional protection methods			
a)	RCD(s) not exceeding 30 mA operating current	<input checked="" type="checkbox"/>	
b)	Supplementary bonding	<input checked="" type="checkbox"/>	
6.0 OTHER METHODS OF PROTECTION			
6.1 Basic and fault protection			
a)	SELV	<input checked="" type="checkbox"/>	
b)	PELV	<input checked="" type="checkbox"/>	N/A
c)	Double insulation/Reinforced insulation	<input checked="" type="checkbox"/>	
d)	Electrical separation for one item of equipment	<input checked="" type="checkbox"/>	

1. All boxes must be completed. ✓ indicates that an inspection was carried out and that the result was satisfactory. N/A indicates that an inspection was not applicable to the particular installation.
 2. Where a smoke alarm has been installed, separate certification is required on the appropriate form.
 The certificate is based on the model forms shown in Appendix 6 of BS 7671. Published by Cartusum LLP. Cartusum LLP operates the ELECSA & NICEIC brands. © Copyright Cartusum LLP (January 2015)



APPROVED CONTRACTOR

DCN7/0332225

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

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

Original (To the person ordering the work)

Circuit number	Circuit designation	Type of wiring (see code)	Reference Method (see Appendix 4 of BS 7671)	Number of points served	Live conductors c_{ps}	Circuit conductors c_{sc}	Max disconnection time permitted by BS 7671 (s)	Overcurrent protective devices			Circuit impedances (Ω)			Insulation resistance				Maximum peak voltage for the impedance Z_b (V)	RCD operating times		Test before operation						
								BS (EN)	Type	Rating (A)	Short-circuit capacity (kA)	RCD (mA)	Current limit (A)	RCD (s)	Max permitted by BS 7671 (s)	All circuits (see Appendix 4 of BS 7671)			Line/Neutral (MΩ)	Line/Earth (MΩ)		Line/Earth (MΩ)	Line/Earth (MΩ)	at 500V (s)	at 30mA (s) (if applicable)		
																Z_s (Ω)	Z_e (Ω)									Z_{s+e} (Ω)	R_1 (Ω)
1	SHOWER	N/A	N/A	1	6	2.5	0.4	60898 MCB	B	40	6	30	1.09	N/A	N/A	N/A	0.14	N/A	N/A	> 999	> 999	> 999	> 999	26.0	11.1	✓	
2	KITCHEN + LIVING SOCKETS	A	100	15	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.37	0.57	0.95	0.38	N/A	N/A	> 999	> 999	> 999	> 999	26.0	11.1	✓		
3	UPSTAIRS SOCKETS	A	100	10	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.37	0.63	1.05	0.42	N/A	N/A	> 999	> 999	> 999	> 999	26.0	11.1	✓		
4	WATER HEATER	A	100	1	2.5	1.5	0.4	60898 MCB	B	16	6	30	2.73	N/A	N/A	0.13	N/A	N/A	> 999	> 999	> 999	> 999	26.0	11.1	✓		
5	UTILITY LIGHTS	A	100	6	1	1	0.4	60898 MCB	B	6	6	30	7.28	N/A	N/A	0.60	N/A	N/A	> 999	> 999	> 999	> 999	26.0	11.1	✓		
6	BEDS 1+2 LIGHTS	A	100	3	1	1	0.4	60898 MCB	B	6	6	30	7.28	N/A	N/A	0.56	N/A	N/A	> 999	> 999	> 999	> 999	26.0	11.1	✓		
7	Spare	N/A	N/A	N/A	N/A	N/A	0.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	
8	Spare	N/A	N/A	N/A	N/A	N/A	0.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓
9	COOKER	A	100	1	6	2.5	0.4	60898 MCB	B	32	6	30	1.37	N/A	N/A	0.20	N/A	N/A	> 999	> 999	> 999	> 999	22.2	10.7	✓		
10	UTILITY SOCKETS	A	100	5	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.37	0.26	0.43	0.18	N/A	N/A	> 999	> 999	> 999	> 999	22.2	10.7	✓		
11	BEDS 1+2 SOCKETS	A	100	7	2.5	1.5	0.4	60898 MCB	B	32	6	30	1.37	0.54	0.90	0.36	N/A	N/A	> 999	> 999	> 999	> 999	22.2	10.7	✓		
12	KITCHEN LIGHTS	A	100	6	1	1	0.4	60898 MCB	B	6	6	30	7.28	N/A	N/A	0.71	N/A	N/A	> 999	> 999	> 999	> 999	22.2	10.7	✓		
13	UPSTAIRS LIGHTS	A	100	8	1	1	0.4	60898 MCB	B	6	6	30	7.28	N/A	N/A	0.79	N/A	N/A	> 999	> 999	> 999	> 999	22.2	10.7	✓		
14	SMOKE DETECTORS	A	100	4	1	1	0.4	60898 MCB	B	6	6	30	7.28	N/A	N/A	0.70	N/A	N/A	> 999	> 999	> 999	> 999	22.2	10.7	✓		
15	Spare	N/A	N/A	N/A	N/A	N/A	0.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓

TEST INSTRUMENTS		TEST INSTRUMENT (Serial number/ make)	
Multi-function	61117540711073322	Insulation resistance	N/A
Location of consumer unit(s)	Back hall	Designation of consumer unit(s)	DB1
Continuity	N/A	Earth electrode resistance	N/A
Earth fault loop impedance	N/A	Prospective fault current at consumer unit(s)	0.50 kA
RCD	N/A		



This certificate is not valid if the serial number has been defaced or altered **FHN6 (B-F)/0411946**

The is the Copy of Design, Insulated + Common, signed + with the person about of Ben
G Clark

CERTIFICATE OF DESIGN, INSTALLATION, AND COMMISSIONING OF A FIRE DETECTION AND ALARM SYSTEM OF GRADE B, C, D, E OR F IN A DOMESTIC PREMISES

Original (To the person ordering the work)

Issued in accordance with BS 5839-6:2013.

DETAILS OF THE CLIENT

Client: Mr Shaw
 Address: Blacklunans, BLAIRGOWRIE
 Postcode: PH10 7LN

DETAILS OF THE FIRE DETECTION AND ALARM SYSTEM

Address: Burnside Cottage, Blacklunans, BLAIRGOWRIE
 Postcode: PH10 7LN
 The system is New
 An alteration
 Extent of the fire detection and alarm system covered by this certificate Complete including carbon monoxide detection.

DESCRIPTION OF THE SYSTEM GRADE AND SYSTEM CATEGORY

System grade	B	N/A	C	N/A	D	<input checked="" type="checkbox"/>	E	N/A	F	N/A	System category	LD1	N/A	LD2	<input checked="" type="checkbox"/>	LD3	N/A	PD1	N/A	PD2	N/A
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COMMISSIONING

See Note 1 *A tick in the box indicates the inspection or test has been performed and the results are satisfactory. N/A indicates no inspection or a test was Not Appropriate*

Test buttons checked <input checked="" type="checkbox"/>	Simulated smoke or aerosol test <input checked="" type="checkbox"/>	Dedicated circuit(s) provided <input checked="" type="checkbox"/>	Sound level instrument used <input checked="" type="checkbox"/> <i>See note 2</i>
All alarm warning devices operate <input checked="" type="checkbox"/>	Heat test N/A	Protective device labeled <input checked="" type="checkbox"/>	Model and serial No. N/A
Silencing system checked <input checked="" type="checkbox"/>	Bedroom sound level (Clause 13.2) N/A	Audible and visual indication of mains failure <input checked="" type="checkbox"/>	Serial No. of associated Electrical Installation Certificate or Minor Electrical Installation Works Certificate (See Note 1) DCN7/0332225

USER INSTRUCTIONS

Tick boxes to indicate that the written information has been issued to the user

I/We the undersigned declare that the occupier* of the domestic premises for owner in the case of a house in multiple occupancy has been provided with written information about essential aspects of the operation and maintenance of the system, as follows:

Operation of the system <input checked="" type="checkbox"/>	Routine testing of the system <input checked="" type="checkbox"/>	Checking the system on reoccupation on the dwelling after a vacation etc. <input checked="" type="checkbox"/>
Action to be taken in the event of a fire alarm signal <input checked="" type="checkbox"/>	Servicing and maintenance of the system (including intervals at which any batteries should be replaced) <input checked="" type="checkbox"/>	The need to avoid contamination of detectors by paint <input checked="" type="checkbox"/>
Avoidance of false alarms and action in the event of a false alarm <input checked="" type="checkbox"/>	The need to keep clear space around all detectors and manual call points <input checked="" type="checkbox"/>	As-fitted drawing <input checked="" type="checkbox"/>
Warning that apparent false alarm from carbon monoxide detector may not be false alarm <input checked="" type="checkbox"/>	Special precautions relevant to any lithium batteries used in the system <input checked="" type="checkbox"/>	

**In the case of newly-built property, and where the future occupier is unknown, the User Instructions should be issued to the builder for onward transmission to the purchaser, together with the related electrical safety certificate.*

CERTIFICATION OF DESIGN, INSTALLATION AND COMMISSIONING

I/We, being the person(s) responsible (as indicated by my/our signature(s), below), for the design, installation, and commissioning of the fire alarm system, particulars of which are set out above, CERTIFY that the said work for which I/we have been responsible complies to the best of my/our knowledge and belief with the recommendations of BS 5839: Part B for the system described above, except for the variations, if any, stated below:

Variations (if any) N/A

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

For the DESIGN, INSTALLATION AND COMMISSIONING of the system:

Signature: _____ Date: 31/05/2017	Signature: <i>Kevin Donachie</i> Date: 31/05/2017
Name (CAPITALS) GRANT ROBBIE	Name (CAPITALS) KEVIN DONACHIE

DETAILS OF THE APPROVED CONTRACTOR

Trading Title: Kevin Donachie Electricians
 Address: 29 Honeyberry Crescent Rattray
 Postcode: PH10 7RD
 NICEIC Enrolment No (Essential information): 010160000
 Branch No (if applicable): N/A

Note 1. The electrical safety aspects of the fire detection and alarm system must also be certified in accordance with BS 7671: 'Requirements for Electrical Installations' by issuing an electrical safety certificate of a form which meets the requirements of BS 7671, such as a 'Domestic Electrical Installation Certificate' or, where appropriate, a 'Minor Electrical Installation Works Certificate'.

Note 2. An instrument complying with BS 61672, Class 2, with slow response and A weighting, is suitable for measuring the sound level.

Note 3. This certificate may be required by an authority responsible for enforcement of fire safety legislation, such as the building control authority or housing authority. The recipient of this certificate might rely on this certificate as evidence of compliance with legislation. Liability could arise on the part of any organisation or person that issues a certificate without due care in ensuring its validity.

ELLIOT & COMPANY WS

SOLICITORS

Partners
Donald G Elliot ID LLB WS NP
James Baxter LLB(Hons) Dipl.P WS NP

Associates
Robert S Macduff-Dunnan LLB(Hons) Dipl.P WS NP
Catherine M A Elliot MA(Hons) LLB LLM Dipl.P WS NP

Private Rented Housing Panel
Europa Building
450 Argyle Street
GLASGOW
G2 8LH

BY FAX and POST: 0141 302 5901

Our Refers: RSM/D/LR/SHA W002/21

Your Refers: PRHP/RP/13/0145

Date: 28th August 2017

E-mail: rmacduff@elliotsperth.co.uk

Dear Sirs,

W J Shaw

Milton Farmhouse, Blacklunans, Blairgowrie, Perthshire

We write further to our letter of 29th June 2017. Unfortunately, the water testing took longer than we had hoped but we have now received clear chemical and bacteriological reports from the Local Authority. We enclose these and should be grateful if you would now confirm whether the Order granted over the property can be discharged. Our client is keen to re-let the property but is very aware of his obligation not to re-let the property until the Tribunal have removed the Order.

We shall look forward to hearing from you.

Yours faithfully,

Alison Baxter

This is the letter + Test Reports request in the green stating to Du

G Clark



Tayside Scientific Services, James Lindsay Place, Dundee, DD1 5JJ
Tel: 01382 307170 Fax: 01382 202085
Scientific Services Manager/ Public Analyst: Jane Cooper

Test Report

1639

Client Ref No: 16432
Report Date: 7 August 2017
Unit Charge: 14.00
Perth & Kinross Council
Environment Services
Pillar House, 35 Kinross Street
PERTH
PH1 5CD

Test Report No: 30191274
Issue No: 1

Page: 1 of 1

Sample Details :

Client's Description: POTABLE WATER FROM PRIVATE SUPPLY
Site: MILTON FARMHOUSE BOOCAMP
Point: KITCHEN CWMIT
Date taken: 19/07/2017
Date received: 19/07/2017
Sampled by: A SMITH

Test Details :

Result	Units	Test Method
7.3		PW043
none		DWODOUR
< 0.2	FTU	PW007
233	uS/cm	PW044
9	mg/L	PW026
< 1	ug/L	PW008

Opinions/Comments:

The above results comply with the requirements of Schedule 1 of The Private Water Supplies (Scotland) Regulations 2006.

Signature:

Alison Baxter

Name: Alison Petrie BSc MPhil CChem MRSC
Status: Senior Analyst

The above tests were performed using documented standard and in-house methods. Details of test methods and procedures will be supplied on request. All tests are included in the UKAS accreditation schedule for this laboratory unless identified by * *. Clear provided details identified by * *. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.



Taydale Scientific Services, James Lindsay Place, Dundee, DD1 5JJ
 Tel: 01382 307170 Fax: 01382 202085
 Scientific Services Manager/ Public Analyst: Jane Couper



Test Report

1659

Client Ref No: 16306
 Report Date: 10 July 2017
 Unit Charge: 9.00

Perth & Kinross Council
 Environment Services
 Pullar House, 35 Kinmoull Street
 PERTH
 PH1 5GD

Test Report No: 30190510
 Issue No: 1
 Page: 1 of 1

Interpretation: APPROVED

Sample Details :

Client's Description: PRIVATE WATER SUPPLY
 Site: MILTON FARMHOUSE BOCAMP
 Point: KITCHEN CWMT
 Date taken: 29/06/2017
 Date received: 29/06/2017
 Sampled by: A SMITH

Test Details :

Determination	Result	Units	Test Method
Total coliforms (MPN)	<1	per 100mL	PMW008
Escherichia coli (MPN)	<1	per 100mL	PMW008
Enterococci (MPN)	<1	per 100mL	PMW009

Opinions/Comments:

The above results of examination satisfy the requirements of the Private Water Supplies (Scotland) Regulations 2006.

Signature:

Name: Jane Couper BSc MChemA CChem FRSC
 Status: Public Analyst/ Agricultural Analyst/ Food Examiner

The above tests were performed using documented standard and in-house methods. Details of test methods and procedures will be supplied on request. All tests are included in the UKAS accreditation schedule for this laboratory unless identified by #. Client provided details identified by #. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.