

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/15/0267

Re: Property at 78 Drip Road, Raploch, Stirling FK8 1RE (“the Property/ the house”)

The Parties:-

Miss Janice Martin, residing sometime at 78 Drip Road, Raploch, Stirling FK8 1RE (“the Tenant”)

Athar Almass Firdous, residing at 32 Alpin Drive, Dunblane FK15 0FQ (“the Landlord”)

Tribunal Members: Mr George Clark (Legal Member/Chair) and Mrs Sara Hesp (Ordinary)(Surveyor) 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 16 August 2017 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 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 George Barrie Clark, solicitor, Lasswade, chairperson of the tribunal at Lasswade, Midlothian on 15 May 2018 before this witness, Valerie Elizabeth Jane Clark, Droman House, 5 School Brae, Lasswade, Midlothian.

George Clark

— chairperson

Valerie Clark

— witness

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 under Section 60 of the Housing (Scotland) Act 2006

Chamber Ref: PRHP/RP/15/0267

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The Parties:-

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FK8 1RE (“the Tenant”)

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 (“the Landlord”)

Tribunal Members: Mr George Clark (Legal Member/Chair) and Mrs Sara
Hesp (Ordinary)(Surveyor) Member)

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 Repairing Standard Enforcement Order in respect of the Property dated 16 August 2017, determined that the Landlord has complied with the Order and that a Certificate of Completion of Works to that effect should be issued in terms of Section 60 of the Act.

Background

1. By application dated 2 October 2015, received on 7 October 2015 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 application by the Tenant stated that the Tenant considered that the Landlord had failed to comply with his duty to ensure that the house meets the repairing standard and in particular that the Landlord had failed to ensure that:-

- the house is wind and water tight and in all other respects reasonably fit for human habitation,
 - the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order,
 - 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,
 - any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order, and
 - the house has satisfactory provision for detecting fires and for giving warning in the event of a fire or suspected fire.
3. After several unsuccessful attempts by the Tribunal to gain entry to and inspect the Property, an inspection and hearing took place on 16 August 2017, following which the Tribunal determined to make a Repairing Standard Enforcement Order in respect of the Property. The Order required the Landlord to:
- (1) exhibit to the Tribunal a current Gas Safety Certificate in respect of the Property, issued by a Gas Safe registered engineer and
 - (2) exhibit to the Tribunal a current Electrical Installation Condition Report, issued by an electrical contractor who is registered either with NICEIC or SELECT.
4. On 29 August 2017, the Landlord exhibited to the Tribunal a Gas Safety Certificate in respect of the Property, issued by Landlords Inspection Service (Gas Safe Registration number 158206), Swallowfield One, Wolverhampton Road, Oldbury, West Midlands B69 2BG. A copy of the Certificate, which is dated 22 September 2016, is annexed to and forms part of this Statement of Decision.
5. On 8 May 2018, the Landlord exhibited to the Tribunal an Electrical Installation Condition Report issued by Monument Contracts & Maintenance Limited (SELECT Registration Number EC-12ee01cd), The Lodge, Kelliebank, Alloa FK10 3LP. A copy of the Report, which is dated 19 February 2018, is annexed to and forms part of this Statement of Decision

Findings of fact

6. The Tribunal finds the following facts to be established:-
- The Tribunal has seen a Gas Safety Certificate in respect of the Property. The Certificate is now out of date, but it was in date at the time that it was exhibited to the Tribunal. No defects were identified in the Certificate.
 - The Tribunal has seen an Electrical Installation Condition Report in respect of the Property. The overall assessment of the installation is stated in the Report to be Satisfactory and there are no recommendations classified as Category C1 or C2

Summary of the issues

7. The issues to be determined were whether the Landlord had complied with the Repairing Standard Enforcement Order made on 16 August 2017 and whether a Certificate of Completion of Works to that effect should be issued in terms of Section 60 of the Act.

Reasons for the decision

8. The Tribunal was satisfied that the Landlord has provided the documentation required by the Order and that the documentation is satisfactory
9. The decision of the Tribunal was unanimous.

Right of Appeal

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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.

George Clark

Signed..... Date 15 May 2018
Legal Member/Chair

*This is the Gas Safety
Certificate referred to
in the original
Statement of Decision
dated 15.7.2018*
George Clark
(Legal Clerk)

Your Landlord's Gas Safety Certificate is over the page

- This is an important document.
- You should take a few moments now to read it.
- You may need to refer to this certificate in the future.
- Please file it somewhere safe.

Key to Appliance Type Abbreviations

AGA Aga	INS	Installation Premise
BBC Back Boiler Circulator	LB	Large Boiler
BBF Back Boiler Fire	LBX	Extra Large Boiler
BCO CO Detector	MWH	Multipoint Water Heater
CGE Electric/Gas Cooker	OVN	Gas Oven
CHB Central Heating Boiler	SLC	Split Level Cooker
CIR Circulator	SA	Smoke Alarm
CKR Gas Cooker	SWH	Single Point Water Heater
DGF Decorative Gas Fire	WAC	Warm Air Conditioner
FRE Gas Fire	WAL	Wall Heater
FRB Back Boiler Fire	WAU	Warm Air Unit
FRC Back Circulator Fire	WAW	Warm Air Unit and Water Heater
GOB Gas Oven	WH	Water Heater
GRL Grill	WS	Sink Water Heater
HGE Electric/Gas Hob		
HOB Hob		


Key to Engineer findings

NCS or NTCS Not to current standards
AR At Risk
ID Immediately Dangerous
PRV Pressure relief valve

Additional Landlord information


If a "YES" has been entered in the column titled "Indicate YES if unable to test", then the Landlord/Agent must obtain additional evidence from any person undertaking subsequent work on the appliance, that the appliance is operating safely.

Contact us

 scottishgas.co.uk/help

 **0800 107 7798***

Mon - Fri 7am - 9pm. Sat - 8am - 6pm

 Scottish Gas, Swallowfield
One, Wolverhampton Road,
West Midlands B69 2BG

Your HomeCare Number
26407799 D105260

Contractor's Registration Number
228141



Landlord's Gas Safety Record

Landlords Inspection Service
Swallowfield One
Wolverhampton Road
Oldbury
West Midlands B69 2BG



This inspection is for gas safety purposes only in accordance with the Gas Safety (I & U) Regulations. Flues were inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the Flue integrity, construction and lining has not been carried out.

TENANT DETAILS
78 Drip Road
Stirling
FK8 1RE

LANDLORD/AGENTS DETAILS
Castleview Property Scots Ltd
617 Pollokshaws Road
Glasgow G41 2QG

APPLIANCE DETAILS						INSPECTION DETAILS								
	LOCATION	TYPE	MAKE	MODEL	FLUE TYPE	Operating Value (See Key below)	Safety Device Correct Operation	Ventilation Satisfactory	FLUE PERFORMANCE		Visual Condition of Flue and Termination Satisfactory	Appliance Safe	Requested To Test	Indicate* YES if unable to test
									Flue Flow Test	Spillage Test				
1	HALL CUPBOARD	CHB	VOKERA	SABRE24	ROOM-SEALED	10.5m	Yes	Yes	N/A	N/A	Yes	Yes	Yes	---
2														
3														
4														
5														
DETAILS OF ANY DEFECTS IDENTIFIED						REMEDIAL ACTION TAKEN			LABELLED AND WARNING NOTICE ISSUED YES/NO		GAS INSTALLATION TIGHTNESS TEST AND VISUAL INSPECTION OF GAS			
1	NONE					NONE			N/A		Pass			
2											<div style="border: 2px solid black; padding: 5px; text-align: center;"> NEXT SERVICE CHECK DUE WITHIN 12 MONTHS </div>			
3														
4														
5														
This safety record is signed by electronic signature by						Print name Graham Collins 2997960			Date 22 September 2016 Job No. 1379971908					
Number of Appliances Tested ..1.....						Page ..2... of ..2....								

IT IS A LEGAL REQUIREMENT THAT THIS RECORD BE KEPT FOR A MINIMUM PERIOD OF TWO YEARS

Scottish Gas is a trading name of British Gas Services Limited which is authorised and regulated by the Financial Conduct Authority. Registered in England and Wales (Registered No 03141243). Registered office: Millstream, Maidenhead Road, Windsor, Berkshire SL4 5GD

Key for Operating Value
m = Operating Pressure in Millibars (mbars)
k = Gas Rates in kilowatts (kW)
c = Combustion Ratio CO/CO₂


KEY:- See overleaf
*if unable to test is "YES", see overleaf

This is the Electrical Installation
 Condition Report referred to in the
 Planning Statement Design dated
 15 May 2018

George Clark
 (Lloyd Clark)

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT
 Issued in accordance with British Standard BS 7671 - Requirements for Electrical Installations

Certificate Reference:

1 DETAILS OF THE CLIENT Client: Castle View Property Address: 617 Pollockshaws Road Glasgow Postcode: G41 2QG		2 ADDRESS AND DETAILS OF THE INSTALLATION Installation: 78 Drip Road Address: Stirling Postcode:		Estimated age of electrical installation: 20 years Evidence of alterations or additions: N/A If yes, estimated age: N/A years Date of previous inspection: N/A Installation Cert number: N/A Records of installation available: N/A Records held by: N/A	
3 PURPOSE OF THE REPORT Purpose for which this report is required: Safety assessment requested by client.					
4 EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING Extent of the electrical installation covered by this report: 100% of the installation. Agreed and operational limitations of the inspection and testing (include reasons and person agreed with): No Lifting of floor boards or inspection of loft space.					
The inspection has been carried out in accordance with BS 7671:2008, as amended to 2013. 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.					
5 DECLARATION I/We, 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 on page 1 (see section 3), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see section 8) and the attached schedules (see section 16), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see section 4). For the INSPECTION, TESTING AND ASSESSMENT of the report: Name: Donnie Imrie Position: Electrician Signature:  Date: 19/02/2018					
6 DETAILS OF THE ELECTRICAL CONTRACTOR Trading Title: Monument Contracts & Maintenance Limited Address: The Lodge, Kelliebank, Alloa Postcode: FK10 3LP Registration Number: EC-12ee01cd Telephone Number: 01259 213117			7 SUMMARY OF THE CONDITION OF THE INSTALLATION See page 3 for a summary of the general condition of the Installation in terms of electrical safety. Overall assessment of the installation in terms of it's suitability for continued use*: <div style="border: 1px solid black; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"> SATISFACTORY </div> * An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.		

9 RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:
FAIR

10 NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than:
5 Years or change of tenant/owner (Enter interval in terms of years, months or weeks, as appropriate)

provided that any items in section 8 which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a Classification code C2 (potentially dangerous) or require further investigation 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 (see section 8).

11 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System Type(s)	Number and Type of Live Conductors	Nature of Supply Parameters	Characteristics of Primary Supply Overcurrent Protective Device(s)
TN-S N/A	1-phase (2 wire): N/A 3-phase (3 wire): <input checked="" type="checkbox"/> 3-phase (4 wire): N/A	Nominal voltage(s): U: 400 V Uo: 230 V Nominal frequency, f: 50 Hz External earth fault loop impedance, Ze: 0.35 Ω Prospective fault current, Ipf: 0.647kA	BS(EN): 1361 Fuse HBC Type: 1 Rated current: 100 A Short-circuit capacity: 16.5 kA
TN-C-S <input checked="" type="checkbox"/>	Other: N/A		
TT N/A	Confirmation of supply polarity: <input checked="" type="checkbox"/>		

12 PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of Earthing		Details of Installation Earth Electrode (where applicable)			
Distributor's facility: <input checked="" type="checkbox"/>	Type: N/A	Location: N/A	Protective measure(s) against electric shock: ADS		
Installation earth electrode: N/A	Electrode resistance, RA: N/A Ω	Method of measurement: N/A	Maximum Demand (Load): 40 Amps		
Main Switch or Circuit-Breaker			Earthing and Protective Bonding Conductors		
Type BS(EN): 4293 RCD	Voltage rating: 230 V	Earthing conductor material: Copper	Conductor csa: 16 mm ²	Continuity & connection verified: <input checked="" type="checkbox"/>	
Number of poles: 2	Rated current, in: 80 A	Main protective bonding conductors material: Copper	Conductor csa: 10 mm ²	Continuity & connection verified: <input checked="" type="checkbox"/>	
Supply conductors material: Copper	RCD operating current: N/A mA	Bonding of extraneous-conductive parts			
Supply conductors csa: 25 mm ²	RCD rated time delay: N/A ms	Water service: <input checked="" type="checkbox"/>	Gas service: <input checked="" type="checkbox"/>	Oil service: N/A	Lightning protection: N/A
	RCD operating time: N/A ms	Structural Steel: N/A	Other incoming service(s):	N/A	

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2013.

1.3 INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

Item No	Description	Comment	Outcome	Further Investigation Required
1.0 CONDITION/ADEQUACY OF DISTRIBUTOR'S/SUPPLY INTAKE EQUIPMENT				
1.1	Service cable condition			
1.2	Condition of service head	N/A	Pass	N/A
1.3	Condition of tails - Distributor	N/A	Pass	N/A
1.4	Condition of tails - Consumer	N/A	Pass	N/A
1.5	Condition of metering equipment	N/A	Pass	N/A
1.6	Condition of isolator (where present)	N/A	Pass	N/A
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES (551.6; 551.7)	N/A	Pass	N/A
3.0 EARTHING / BONDING ARRANGEMENTS (411.3; Chapter 54)				
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	N/A	Pass	N/A
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	N/A	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.11)	N/A	Pass	N/A
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	N/A	Pass	N/A
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	N/A	Pass	N/A
3.6	Confirmation of main protective bonding conductor sizes (544.1)	N/A	Pass	N/A
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	N/A	Pass	N/A
4.0 CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)				
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)	N/A	Pass	N/A
4.2	Security of fixing (134.1.1)	N/A	Pass	N/A
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	N/A	Pass	N/A
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)	N/A	Pass	N/A
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	N/A	Pass	N/A
4.6	Presence of main linked switch (as required by 537.1.4)	N/A	Pass	N/A
4.7	Operation of main switch (functional check) (612.13.2)	N/A	Pass	N/A
4.8	Manual operation of circuit-breakers and RCD's to prove disconnection (612.13.2)	N/A	Pass	N/A
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	N/A	Pass	N/A
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)	N/A	Pass	N/A
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)	N/A	Pass	N/A
4.12	Presence of alternative supply warning at or near consumer unit / distribution board (514.15)	N/A	N/A	N/A
4.13	Presence of other required labelling (please specify) (Section 514)	N/A	N/A	N/A
4.14	Presence of replacement next inspection recommendation label	N/A	Pass	N/A
4.15	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)	N/A	Pass	N/A
4.16	Single-pole protective devices in line conductor only (132.14.1; 530.3.2)	N/A	Pass	N/A
4.17	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)	N/A	Pass	N/A

OUTCOMES Acceptable condition : **PASS** Unacceptable condition : **C1 or C2** Improvement recommended : **C3** Not verified : **N/V** Limitation : **LIM** Not applicable : **N/A**

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2013.

1.4 INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100 A SUPPLY

Item No	Description	Comment	Outcome	Further Investigation Required
4.0 CONSUMER UNIT(S) / DISTRIBUTION BOARD(S) (CONTINUED)				
4.18	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)	N/A	Pass	N/A
4.19	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)	N/A	Pass	N/A
4.20	RCD(s) provided for additional protection - Includes RCBOs (411.3.3; 415.1)	N/A	Pass	N/A
5.0 FINAL CIRCUITS				
5.1	Identification of conductors (514.3.1)	N/A	Pass	N/A
5.2	Cables correctly supported throughout their run (522.8.5)	N/A	N/V	N/A
5.3	Condition of insulation of live parts (416.1)	N/A	Pass	N/A
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 in metallic and plastic)	N/A	Pass	N/A
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	N/A	Pass	N/A
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	N/A	Pass	N/A
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	Pass	N/A
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	N/A	Pass	N/A
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	N/A	Pass	N/A
5.10	Concealed cables installed in prescribed zones (see Extent and Limitations) (522.6.101)	N/A	N/V	N/A
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see Extent and Limitations) (522.6.101; 522.6.103)	N/A	Pass	N/A
5.12 - Provision of additional protection by RCD not exceeding 30mA:				
5.12.1	For all socket outlets of rating 20A or less provided for use by ordinary persons unless an exception is permitted (411.3.3)	N/A	Pass	N/A
5.12.2	For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	N/A	N/A	N/A
5.12.3	For cables concealed in walls or partitions (522.6.102; 522.6.103)	N/A	Pass	N/A
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	N/V	N/A
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A	N/V	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	N/A	N/V	N/A
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A	N/V	N/A
5.17 - Termination of cables at enclosures - Indicate extent of sampling in Extent and Limitations of the report (Section 526)				
5.17.1	Connections soundly made and under no undue strain (526.6)	N/A	Pass	N/A
5.17.2	No basic insulation of a conductor visible outside enclosure (526.98)	N/A	Pass	N/A
5.17.3	Connections of live conductors adequately enclosed (526.5)	N/A	Pass	N/A
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	N/A	Pass	N/A
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))	N/A	Pass	N/A
5.19	Suitability of accessories for external influences (512.2)	N/A	Pass	N/A
OUTCOMES Acceptable condition : PASS Unacceptable condition : C1 or C2 Improvement recommended : C3 Not verified : N/V Limitation : LIM Not applicable : N/A				

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

Item No	Description	Comment	Outcome	Further Investigation Required
6.0 - ISOLATION AND SWITCHING (ISOLATION, SWITCHING OFF FOR MECHANICAL MAINTENANCE, EMERGENCY STOPPING AND FUNCTIONAL SWITCHING)				
6.1 - In General				
6.1.1	Presence and condition of appropriate devices (537.2.2)	N/A	Pass	N/A
6.1.2	Correct operation verified (612.13.2)	N/A	Pass	N/A
6.2 - For isolation and switching for mechanical maintenance only				
6.2.1	Capable of being secured in the OFF position where appropriate (537.2.1.2)	N/A	Pass	N/A
6.2.2	Acceptable location - state if local or remote from equipment being controlled where appropriate (537.2.1.5)	N/A	Pass	N/A
6.2.3	Clearly identified by position and/or durable marking(s) (537.2.2.6)	N/A	Pass	N/A
6.3 For isolation only				
6.3.1	Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.2.1.3)	N/A	Pass	N/A
6.4 For emergency switching/stopping only				
6.4.1	Readily accessible for operation where danger might occur (537.4.2.5)	N/A	Pass	N/A
7.0 CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)				
7.1	Condition of equipment in terms of IP rating (416.2)	N/A	Pass	N/A
7.2	Equipment does not constitute a fire hazard (Section 421)	N/A	Pass	N/A
7.3	Enclosure not damaged/deteriorated so as to impair safety (621.2(III))	N/A	Pass	N/A
7.4	Suitability for the environment and external influences (512.2)	N/A	Pass	N/A
7.5	Security of fixing (134.1.1)	N/A	Pass	N/A
7.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire List number and location of luminaires inspected. (Separate page)	N/A	N/V	N/A
7.7 Recessed luminaires (downlighters)				
7.7.1	Correct type of lamps fitted	N/A	N/A	N/A
7.7.2	Installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar (421.1.1)	N/A	N/A	N/A
7.7.3	No signs of overheating to surrounding building fabric (559.5.1)	N/A	N/A	N/A
7.7.4	No signs of overheating to conductors / terminations (526.1)	N/A	N/A	N/A
8.0 LOCATION(S) CONTAINING A BATH OR SHOWER				
8.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	N/A	Pass	N/A
8.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A	Pass	N/A
8.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A	N/A	N/A
8.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)	N/A	Pass	N/A
8.5	Low voltage (e.g. 230 volt) socket -outlets sited at least 3m from Zone 1 (701.512.3)	N/A	N/A	N/A
8.6	Suitability of equipment for external influences from installed location in terms of IP rating	N/A	Pass	N/A
8.7	Suitability of equipment for installation in a particular zone (701.512.3)	N/A	Pass	N/A
8.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A	Pass	N/A
9.0 OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS				
List all other special installation or locations present, if any. (Record separately the results of particular inspections applied.)				
9.1	N/A	N/A		N/A
9.2	N/A	N/A		N/A
OUTCOMES Acceptable condition : PASS Unacceptable condition : C1 or C2 Improvement recommended : C3 Not verified : N/V Limitation : LIM Not applicable : N/A				

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2013.

16 SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Designation of consumer unit: **D.B. 1** Location: **Front Door Cupboard** Prospective fault current: **0.647 kA** Type of Wiring: **O-Other:** **A**

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors:			Overcurrent protective devices					RCD	Circuit impedances (Ohms)					Insulation resistance (record lower or lowest value)				RCD Operating times					
					Live	cpc	Max. disconnect time permitted by BS7671	BS(EN)	Type No	Rating	Capacity	Operating current		Maximum Z _s permitted by BS7671	Ring final circuits only (measured end to end)		All circuits (one column to be completed)			Line/Line	Line/Neutral	Line/Earth	Neutral/Earth	Polarity	Maximum measured impedance Z _s	At In	At S In	Test button operation
					mm ²	mm ²	s			KA	mA	Ω		r1	m	r2	R1+R2	R2	MΩ	MΩ	MΩ	MΩ						
															(Line)	(Neutral)	(cpc)											
1	Kitchen - Ring	A	101	10	2.5	1.5	5	3871	2	32	10	30	1.03	0.57	0.58	0.88	0.26	N/A	> 200	> 200	> 200	✓	0.57	21.4	7.4	✓		
2	Ring	A	101	10	2.5	1.5	5	3871	2	32	10	30	1.03	0.61	0.63	0.93	0.3	N/A	> 200	> 200	> 200	✓	0.59	21.4	7.4	✓		
3	Spare																											
4	Spare																											
5	Spare																											
6	Cooker	A	101	1	10	4	5	3871	2	40	10	30	0.82				0.62	N/A	> 200	> 200	> 200	✓	0.79	19.7	7.6	✓		
7	Immerser	A	101	1	2.5	1.5	5	3871	2	20	10	30	1.64				0.2	N/A	> 200	> 200	> 200	✓	0.46	19.7	7.6	✓		
8	Lights	A	101	4	1.5	1	5	3871	2	6	10	30	5.47				1.05	N/A	> 200	> 200	> 200	✓	1.21	19.7	7.6	✓		
9	Lights	A	101	4	1.5	1	5	3871	2	6	10	30	5.47				1.1	N/A	> 200	> 200	> 200	✓	1.4	19.7	7.6	✓		

17 TEST INSTRUMENTS Multi-functional: **6111-754** Insulation resistance: _____ Continuity: _____
 Earth electrode resistance: _____ Earth fault loop impedance: _____ RCD: _____

have retained a duplicate.

The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested quarterly. For safety reasons it is important that this instruction is followed.

Section 4 (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with the other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in section 4 - Extent and Limitations on page 1.

For items classified in the observations as C1 ("Danger present"), the safety of those using the installation is at risk, and it is recommended that a competent person undertakes the necessary remedial work immediately.

For items classified in the observations as C2 ("Potentially dangerous"), the safety of those using the installation may be at risk and it is recommended that a competent person undertakes the necessary remedial work as a matter of urgency.

Where it has been stated that an observation requires further investigation the inspection has revealed an apparent deficiency which could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 8 - Recommendations).

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a competent person. The recommended date by which the next inspection is due is stated on page 3 under section 10 'Next Inspection', and on a label at or near to the consumer unit / distribution board.