Housing and Property Chamber
First-tier Tribunal for Scotland

Certificate of completion of work

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

Under section 60 of the Housing (Scotland) Act 2006

Case Reference Number: FTS/HPC/RT/17/0169

Re: Flat 1/2, 212 Langside Road, Glasgow G42 8XL ("the house")

Land Register Title No: GLA149770

The Parties:-

Glasgow City Council – DRS Housing and Regeneration Services, Samaritan House, 3rd floor, 79 Coplaw Street, Glasgow G42 7JG ("the third-party applicant")

Mr Pascu Dumitru Covaciu and Mrs Argentina Covaciu, residing at the house ("the tenants") (non-participating parties)

Mr Mohammed Shahbaz and Mrs Shaistah Shahbaz, 36 Corkerhill Gardens, Glasgow G52 1SE ("the landlords")

Tribunal Members – Sarah O'Neill (Chairing Member); Alex Hewton (Ordinary Member)

CERTIFICATE OF COMPLETION

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 house dated 13 July 2017 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the house has been discharged.

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 printed on this and the previous page are executed by Sarah O'Neill, solicitor, chairperson of the First-tier Tribunal (Housing and Property Chamber), at Glasgow on the twenty-eighth day of November 2017 before this witness:

G Cusick witness **S O'Neill** Chairing member

GARY CUSICK name in full

1 ATLANTIC QUAY Address

GLASGOW

G2 8JB

Housing and Property Chamber
First-tier Tribunal for Scotland

Statement relative to Certificate of Completion of Work issued by the First-tier Tribunal for Scotland (Housing and Property Chamber)

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Tribunal Members – Sarah O'Neill (Chairing Member); Alex Hewton (Ordinary Member)

1. The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal') issued a Repairing Standard Enforcement Order (RSEO) in respect of the house dated 13 July 2017.

2. The RSEO required the landlords to:

    1. Provide either

        a) a completed and signed checklist provided by the electrician who carried out the EICR dated 16 February 2017 certifying that he is competent to carry out an EICR, as required by Annex A (pages 12-13) of the statutory guidance issued by Scottish Ministers on electrical safety standards, together with the evidence of competence listed in the checklist to support this. Written confirmation should also be provided by the

electrician that 1) the protective bonding to the Gas Installation has been checked and is working safely and 2) the earthing arrangement in the house is satisfactory.

or

b) an up to date Electrical Installation Condition Report in respect of the house by a suitably qualified and registered SELECT or NICEIC electrical contractor, or a member of NAPIT, showing that all electrical installations, fixtures and fittings and all appliances, and the protective equipotential bonding to the Gas Installation, have been checked and are working safely.

2. Provide an up to date gas safety certificate in respect of the house by a Gas Safe registered engineer, showing that all gas installations and appliances have been checked and are working safely.

3. Instruct a suitably qualified contractor to install a suitable carbon monoxide detector in the kitchen where the boiler is situated, in order that the detector is installed in accordance with the statutory guidance.

The tribunal ordered that the works specified in the RSEO must be carried out and completed within the period of 21 days from the date of service of the RSEO.

3. The ordinary (surveyor) member of the tribunal carried out a re-inspection of the house on 7 September 2017. A copy of his re-inspection report is attached to this statement of reasons. He found that the following works had been undertaken:

i. Electrical bonding was seen to have been installed to the pipes below the boiler, but it was not apparent if there was suitable earthing in place.
ii. A carbon monoxide detector had been fixed to the wall beside the boiler, but this did not appear to be in accordance with the statutory guidance.

4. He noted that the following works remained outstanding:

The tenants confirmed that an electrician had attended the property to carry out the electrical bonding at the boiler and that a gas engineer had attended to check the gas installation. However, no reports were presented to the tenants and none had been forwarded to the Tribunal. A carbon monoxide detector was also installed but no report had been forwarded to the tribunal in respect of this detector.

5. An email was received from the landlords' agent, Property Zone, on 20 September, enclosing copies of a gas safety certificate dated 1 September 2017 and an EICR dated 3 July 2017, both in respect of the house. Copies of these two documents are attached to this statement of reasons.

6. The tribunal was satisfied that the landlords had provided evidence of compliance with item 1 of the RSEO, having produced a satisfactory Electrical Installation Condition Report dated 3 July 2017 in respect of the house by an electrical contractor who is a member of NAPIT, showing that all electrical installations, fixtures and fittings and all appliances have been checked and are working safely.

7. The tribunal was not satisfied, however, that the landlords had provided evidence of compliance with items 2 and 3 of the RSEO. With regard to item 2, the landlords had provided a gas safety certificate in respect of the house dated 1 September 2017, issued by a Gas Safe registered engineer. This showed that overall the gas installation passed the gas safety inspection, but identified a defect with the cooker ('no GSD'). The tribunal noted that the engineer had not indicated on the form whether a warning/advisory record was issued to the landlords in relation to this. While the certificate did not indicate that the cooker is unsafe, the tribunal considered that such a certificate should have been issued to the landlord, and therefore required to see evidence that this had been done.

8. Neither was the tribunal satisfied that the landlords had complied with item 3 of the RSEO. As noted in his re-inspection report dated 7 September 2017, the ordinary (surveyor) member of the tribunal observed that a carbon monoxide detector had been fixed to the wall beside the boiler, but also observed that this did not appear to be in accordance with the statutory guidance. The re-inspection report therefore stated that the landlords should provide written confirmation from a suitably qualified contractor that the detector is suitable and has been fitted in accordance with the statutory guidelines, or relocate/replace the detector to a suitable location to meet the guidelines. Such written confirmation had not been produced by the landlords.

9. The tribunal therefore issued a direction to the landlords on 30 October 2017, requiring them to provide by 15 November 2017 the following information:

    1) Written confirmation from the Gas Safe Registered Engineer who produced the gas safety certificate dated 1 September 2017 that a warning/advisory record was issued to the landlords in relation to the fault with the cooker indicated in that certificate.

2) Written confirmation from a suitably qualified contractor (i.e. a Gas Safe Registered Engineer) that the carbon monoxide detector is suitable and has been fitted in accordance with the statutory guidance, or that the detector has been relocated/replaced to a suitable location in order to comply with the guidance.

10. On 14 November 2017, an email was received from the landlords' agent, enclosing written confirmation from a Gas Safe Registered Engineer that 1) the landlords had installed a new cooker which was up to current standards and 2) the carbon monoxide detector had been replaced and relocated and complied with the guidance. A receipt dated 10 November 2017 for the purchase of a new cooker was also enclosed. The tribunal is therefore satisfied that the landlords have complied with the tribunal's direction of 30 October 2017.

11. The tribunal therefore determined that the works required by the RSEO have been completed satisfactorily, and that the appropriate Certificate of Completion in terms of section 60 of the Housing (Scotland) Act 2006 should be issued.

Rights of Appeal

12. 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.

13. 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.... **S O'Neill** .....Date.....28/11/17....

Sarah O'Neill, Chairing member

This is the re-inspection report dated 7 September 2017 referred to in the foregoing statement.

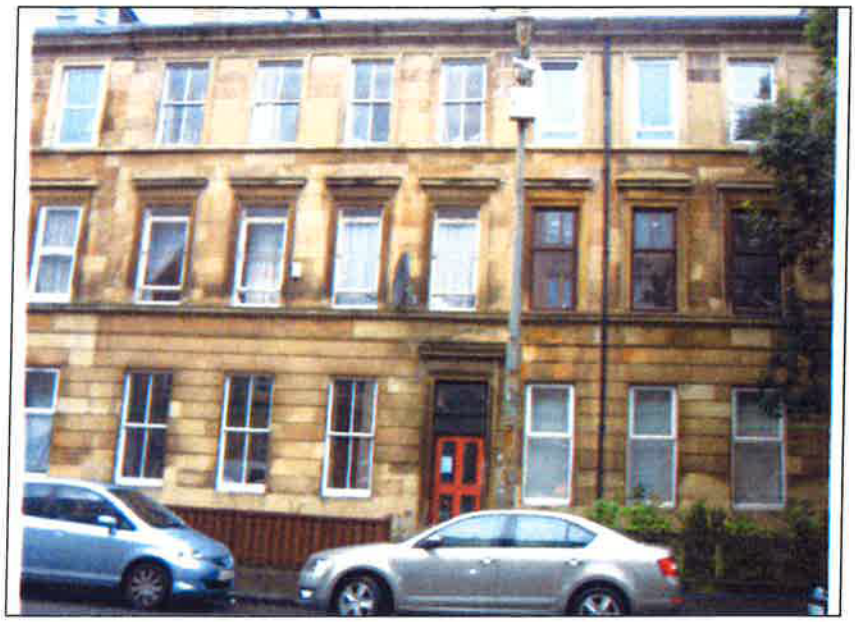
S O'Neill

28/11/17

Housing and Property Chamber
First-tier Tribunal for Scotland

RE-INSPECTION REPORT

PROPERTY – Flat 1/2, 112 Langside Road, Govanhill, Glasgow, G42 8XL



Ref no PRHP/RT/17/0169

Inspected by Alex Hewton (Ordinary member)

Inspection The property was inspected at 10.30am on Thursday 7th September 2017

Access Mr Pascue Dumitru Covaciu and Mrs Argentina Covaciu (the tenants) were present and provided access to the property.

Mr Mohammed Shahbaz and Mrs Shaistah Shahbaz (the landlords) were not present, neither was a representative from Glasgow City Council – DRS Housing and Regeneration Services (the third party applicant).

Repairing Standard Enforcement Order

In particular the First-tier Tribunal for Scotland required the Landlords to:-

1. Provide either
   a) a completed and signed checklist provided by the electrician who carried out the EICR dated 16 February 2017 certifying that he is competent to carry out an EICR, as required by Annex A (pages 12-13) of the statutory guidance issued by Scottish Ministers on electrical safety standards, together with the evidence of competence listed in the checklist to support this. **Written confirmation should also be provided by the electrician that 1) the protective bonding to the Gas Installation has been checked and is working safely and 2) the earthing arrangement in the house is satisfactory.**

or

   b) an up to date Electrical Installation Condition Report in respect of the house by a suitably qualified and registered SELECT or NICEIC electrical contractor, or a member of NAPIT, showing that all electrical installations, fixtures and fittings and all appliances, and the protective equipotential bonding to the Gas Installation, have been checked and are working safely.

2. Provide an up to date gas safety certificate in respect of the house by a Gas Safe registered engineer, showing that all gas installations and appliances have been checked and are working safely.

3. Instruct a suitably qualified contractor to install a suitable carbon monoxide detector in the kitchen where the boiler is situated, in order that the detector is installed in accordance with the statutory guidance.

The tribunal ordered that the works specified in this order must be carried out and completed within the period of **21 days** from the date of service of this notice.

Findings on re-inspection – see attached photograph schedule below:

The Ordinary member found that the following works had been undertaken

1 Electrical bonding was seen to have been installed to the pipes below the boiler, but it is not apparent if there is suitable earthing in place.

2 A carbon monoxide detector has been fixed to the wall beside the boiler, but this does not appear to be in accordance with the statutory guidance (a link to the guidance was inserted at the bottom of page 9 of the original Decision).

The Ordinary member noted that the following works remained outstanding

The tenants confirmed that an electrician had attended the property to carry out the electrical bonding at the boiler and that a gas engineer had attended to check the gas installation. However no reports were presented to the tenants and none have been forwarded to the Tribunal. A carbon monoxide detector was also installed but no report has been forwarded to the tribunal in respect of this detector.

The Tribunal therefore still requires to consider written confirmation as follows to satisfy that the work has been carried out to the electrical and gas installations, and that the carbon monoxide detector has been installed in accordance with statutory guidance, in order to make them safe and in proper working order as well as to be in accordance with the statutory guidance . The landlords should therefore:-

1 Provide either

a) a completed and signed checklist provided by the electrician who carried out the EICR dated 16 February 2017 certifying that he is competent to carry out an EICR, as required by Annex A (pages 12-13) of the statutory guidance issued by Scottish Ministers on electrical safety standards, together with the evidence of competence listed in the checklist to support this. **Written confirmation should also be provided by the electrician that 1) the protective bonding to the Gas Installation has been checked and is working safely and 2) the earthing arrangement in the house is satisfactory.**

or

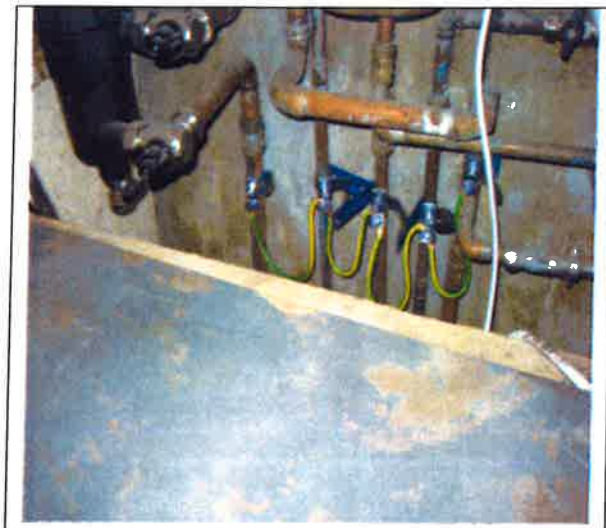
b) an up to date Electrical Installation Condition Report in respect of the house by a suitably qualified and registered SELECT or NICEIC electrical contractor, or a member of NAPIT, showing that all electrical installations, fixtures and fittings and all appliances, and the protective equipotential bonding and the earthing arrangement to the Gas Installation, have been checked and are working safely.

2 Provide an up to date gas safety certificate in respect of the house by a Gas Safe registered engineer, showing that all gas installations and appliances have been checked and are working safely.

3 Provide written confirmation from a suitably qualified contractor that the carbon monoxide detector fitted in the kitchen is suitable and has been fitted in accordance with the statutory guidelines, or relocate/replace the detector in a suitable location to meet the guidelines. For your assistance, the guidelines can be found on the Housing and Property Chamber website. The link to the guidelines, which was in the original decision, is repeated again here:

https://www.housingandpropertychamber.scot/sites/default/files/hpc/SCOTTISH%20GOVERNMENT%20STATUTORY%20GUIDANCE%20FOR%20THE%20PROVISION%20OF%20CARBON%20MONOXIDE%20ALARMS%20IN%20PRIVATE%20RENTED%20HOUSING.pdf

All photographs in this report were taken at the re-inspection on September 7th 2017(see below)



Bonding to gas pipes at boiler

Carbon monoxide detector beside boiler

Comments: This report will be submitted to the First –tier Tribunal for Scotland (Housing and Property Chamber) for their decision.

Alex Hewton
Ordinary Member
First –tier Tribunal for Scotland (Housing and Property Chamber)

7th September 2017

This is the EICR dated 3 July 2017 referred to in the foregoing statement dated 24 November 2017.

S O'Neill

ELECTRICAL INSTALLATION CONDITION REPORT

(REQUIREMENTS FOR ELECTRICAL INSTALLATIONS - BS 7671 [IET WIRING REGULATIONS])

Certificate Number: 1740

NAPIT MEMBERSHIP. 27595

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

Name: M. SHABAZ

Address: 36 CORKERHILL GARDENS, GLASGOW, G52 1SE.

SECTION B. REASONS FOR PRODUCING REPORT

REASON: LANDLORD REQUIREMENT

Date(s) on which inspection and testing was carried out: 03/07/17

SECTION C. DETAILS OF THE INSTALLATION

Occupier:

Installation:

Address: 212 LANGSIDE ROAD, FLAT 1/2, GLASGOW, G42 8XL.

Description of Premises:

Domestic	√
Commercial	
Industrial	
Other	

Estimated age of the Electrical Installation: 16 years

Evidence of Additions or Alterations: Yes ☐ No √ Not apparent ☐

If "Yes", estimate age: years

Date of last inspection: Records available Yes ☐ No ☐

SECTION D. EXTENT AND LIMITATIONS OF THE INSPECTION

Extent of electrical installation covered by this report:

FULL INSTALLATION

Agreedd limitations (see Regulation 634.2) Agreed with.

NO LIFTING OF FLOOR, UNDER UNITS OR ABOVE CEILINGS

This inspection has been carried out in accordance with BS 7671:2008 (IET Wiring Regulations), amended to 2015

Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in roof spaces and generally within the fabric of the building or underground have not been inspected.

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety). WIRING IN GOOD CONDITION

Overall assessmentof the installation in terms of its suitability for continued use **SATISFACTORY**

* 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 is stated 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'. Observations classified as 'Improvement recomended' (Code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installationis further inspected and tested by 03/07/22 (date)

SECTION G. DECLARATION

I/we, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signitature below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby delare that the informtion in this report, including the observations and 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

Name ZULFQAR A KHAN **Position:** Electrician

Signature

Date: 03/07/2017

For and on behalf of: ZAK SYSTEMS LTD.

Address: 108 COPLAND ROAD, GLASGOW, G51 2RW

Tel No: 07957 550744

SECTION H. SCHEDULE(S)

1 schedule(s) of Inspections and 1 schedule(s) of Test Results are attached.

The 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

Earthing arrangements		Number and Type of Live Conductors				Nature of Supply Parameters		Supply Protective Device Characteristics	
TN-S	√	a.c.	√	d.c.		Nominal voltage, U/U	240 V	Type:	
TN-C-S		1-phase, 2-wire	√	2-pole		Nominal frequency, f	50 Hz	Nominal current rating:	100 A
TT		1-phase, 3-wire		3-pole		Prospective fault current, Ipf	3 kA		
Alternative source of supply		2-phase, 3-wire		other		External loop impedance, Ze	0.14 Ω		
		3-phase, 3-wire							
		3-phase, 4-wire							

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing

Distributor's facility √

Installation earth electrode

Details of Installation Earth Electrode

Type (eg. Rod(s), tapes etc) N/A Location Electrode resistance to Earth Ω

Main Protective Conductors

Earthing conductor:	material.	COPPER	csa	16 mm²	connection verified	√	
Main protective bonding:	material.	COPPER	csa	10 mm²	connection verified	√	
To incoming water service	√	To incoming oil service		To structural steel			
To incoming gas service	√	To lightning protection		To other incoming service(s)			

Main Switch or Circuit-breaker

BS, Type (EN) 60947 No of poles 2 voltage rating 240 V Fuse rating or setting 100 A

Location HALL

Rated residual operating current IΔn = N/A mA and operating of mS. (at IΔn) (Applicable only where an RCD is suitable and used as a main circuit-breaker)

SECTION K. OBSERVATIONS

Referring to the attached Schedule(s) of Inspections and Test Results, and subject to the limitations specified at Section D, Extent and Limitations of the Inspection and Testing

√ No remedial work is required ☐ The following observations are made:

Recommendations as detailed below

THE FOLLOWING REPAIRS WERE CARRIED OUT:-

UPGRADED CONSUMER UNIT TO 17th EDITION. (DUAL RCD, METAL - NON COMBUSTABLE)

NO EARTH AT C/HEATING SPUR FIXED.

MIXED COLOUR / QUATERLY RCD TEST NOTICE APPLIED.

K- BONDING (SUPPLYMENTERY) DONE AT BOILER.

REWIRED SMOKE AND HEAT DETECTORS, AS PREVIOUSLY WRONG USE OF WIRES.

INSTALLED C/MON-OXIDE DETECTOR IN KITCHEN.

IDENTIFY AND LABEL ALL CIRCUITS.

One of the following codes, as appropriate, is to be 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 action required.

C2. Potentially dangerous. Urgent remedial action required.

C3. Improvement recommended

F1. Further investigation requird without delay.

CONDITION REPORT INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UPTO 100 A SUPPLY

OUTCOMES	Acceptable condition	√	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LM	Not applicable	N/A

ITEM No.	DESCRIPTION	OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2 and C3 coded items to be recorded 'Observations' section of the Condition Report)	Further Investigation required? (Y or N)
1.0	**DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT**		
1.1	Service cable condition	N/A	
1.2	Condition of service head	N/A	
1.3	Condition of tails - Distributor	N/A	
1.4	Condition of tails - Consumer	√	
1.5	Condition of metering equipment	N/A	
1.6	Condition of isolator (where present)	N/A	
2.0	**PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)**		
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)	√	
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13)	√	
3.4	Confirmation of earthing conductor size (542.3; 542.1.1)	√	
3.5	Acessibility and codition of earthing conductor at main earting terminal (MET) (543.3.2)	√	
3.6	confirmation of main protective bonding conductor sizes (544.1)	√	
3.7	Condition and acessibility of main protective bonding conductor connections (543.2.2; 544.1.2)	√	
3.8	Acessibility and codition of all protective connections (543.3.2)	√	
4.0	**CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)**		
4.1	Adequacy of working space / accessibility to consumer unit / distribtion board (132.12; 513.1)	√	
4.2	Security of fixing (134.1.1)	√	
4.3	Condition of enclosure(s) in terms of IP reating etc (416.2)	√	
4.4	Condition of enclosure(s) in terms of fire reating etc (426.5)	√	
4.5	Enclosure not damaged / deteriorated so as to impair safety (621.2 (iii))	√	
4.6	Presence of main linked switch (as required by 537.1.4)	√	
4.7	Operation of main switch (functional check) (612.13.2)	√	
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)	√	
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	√	
4.10	Presence of RCD quaterly test notice at or near consumer unit / distribution board (514.12.2)	√	
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)	√	
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)	N/A	
4.13	Presence of other required labelling (please specify) (Section 514)	N/A	
4.14	Examination of protective device(s) and base(s); correct type and rating (no sign of unacceptable thermal damage, arcing or overheating((421.1.3)	√	
4.15	Single-pole protective devices in line conductor only (132.14.1; 530..2)	√	
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)	√	
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)	√	
4.18	RCD(s) provided for fault protection - includes RCBOS (411.4.9; 411.5.2; 531.2)	√	
4.19	RCD(s) provided for additional protection - includes RCBs (411.3.3; 415.1)	√	

CONDITION REPORT INSPECTION SCHEDULE (CONTINUED)

OUTCOMES	Acceptable condition	√	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LM	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 Section K of the Condition Report)	Further Investigation required? (Y or N)
5.0	**FINAL CIRCUITS**		
5.1	Identification of conductors (514.3.1)	√	
5.2	Cables correctly supported throughout their run (522.8.5)	LIM	
5.3	Condition of insulation of live parts (416.1)	√	
5.4	Non-sheathed cables protected by enclosures in conduit, ducting or trunking (521.10.1)	N/A	
	* To include the integrity of conduit and trunking systems (metallic and plastic)	N/A	
5.5	Adequacy of cables for current-carrying capacity with regards 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 protection 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) (522.6.101)	N/V	
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 Section D, Extent and limitations) (522.6.101; 522.6.103)	N/A	
5.12	Provision of additional protection by RCD not exceeding 30 mA	√	
	* for all socket-outlets of rating 20 A or less provided for use by ordinary persons unless an exception is permitted (411.3.3)	√	
	* for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	N/A	
	* for cables concealed in walls or partitions (522.6.102; 522.6.103)	√	
5.13	Provision for fire barriers, sealing arrangements and protection against thermal effects (Section 527)	√	
5.14	Band II cables segregated / seperated from Band I cables (528.1)	√	
5.15	Cables segregated / seperated from communication cabling (528.2)	√	
5.16	Cables segregated / seperated from non-electrical services (528.3)	√	
5.17	Termination of cables at enclosures-- indicate extent of sampling in section D of this report (Section 526)	√	
	* Connections soundly made and under no undue strain (526.6)	√	
	* No basic insulation of conductor visible outside enclosures (526.8)	√	
	* Connections of live conductors adequately enclosed (526.5)	√	
	* Adequately connected at point of entry to enclosure (glands, bushes etc) (526.8.5)	√	
5.18	Condition of accessories including socket-outelts, switches and joint boxes (621.2 (iii))	√	
5.19	Suitability of accessories for external influences (512.2)	√	
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER		
6.1	Additional protection for low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	N/A	
6.2	Where used as protective measures, requirements for SELV or PELV met (701.414.4.5)	N/A	
6.3	Shaver sockets comply with BS EN 61558-5 B or BS 3535 (701.512.3)	N/A	
6.4	Presence of supplementry bonding conductors, unless not required by BS 7671:2008 (701.415.2)	√	
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	√	
6.6	suitability of equipment for external influences for installed loctaion in terms of IP ating (701.512.2)	√	
6.7	Suitability of equipment forinstallation in particular zone (701.512.3)	√	
6.8	Suitability of current carrying equipment for particular position within the location (701.55)	√	
7.0	OTHER PART 7 SPECIAL INSTALLATION OR LOCATIONS		
7.1	List all other special installations or locations present, if any. (Record seperatly the results of particular inspections applied.)	N/A	

Inspected by:

NAME (CAPITALS) ZULFQAR A KHAN Signature Date 03/07/17

Certificate No. 1740

SCHEDULE OF TEST RESULTS

Location / Address: 212 LANGSIDE ROAD, FLAT 1/2, GLASGOW, G41 8XL.
Contractor: Z. A. KHAN
Test Date: 03/07/2017

Signature
Method of fault Protection: Automatic disconnection of supply
Equipment vulnerable to testing: SMOKE AND HEAT DETECTORS.

Ze (at origin). 0.14 Ω PFC . 3.00 kA

Instruments
Loop Impedance: MEGGER. 6111 7541 008105179
Continuity: 6111 7541 008105179
Insulation: 6111 7541 008105179
RCD tester: 6111 7541 008105179

Type of Supply: TN-S √ TN-C-S TT

Confirmation of supply polarity √

Circuit Number	Circuit Description	Over current Device BSEN	Type	Rating. In A	Short-circuit capacity kA	Wiring Conductors live mm. Sq	cpc mm. Sq	Continuity (R1+R2) Ω	R2 Ω	Ring Ω	Insulation Resistance Ph/N MΩ	Ph/E MΩ	N/E MΩ	Polarity	Earth loop Impe-dance. Zs Ω	Functional Testing RCD time @ IΔn	RCD time @ 5 IΔn mS	Other	Remarks
	1	2	3	4	5	6	7	8*	9*	10	12	13	14	15	16		17	18	19
	100 A MAINS SWITCH	60947		100															
	63 A. RCD.1 30mA	61008		63															
1	LIGHTS. BACK ROOMS + HALL	60898	B	6	6	1.5	1.0	0.49		N/A	>299	>299	>299	√	0.63	23.1	9.6	√	OPERATION OF TEST BUTTON
2	SOCKETS. FRONT ROOMS	60898	B	32	6	2 X 2.5	1.5	0.4		0.39	>299	>299	>299	√	0.54	23.1	9.6	√	OPERATION OF CIRCUIT BREAKER
3	CENTRAL HEATING (SPUR)	60898	B	16	6	2.5	1.5	0.41		N/A	>299	>299	>299	√	0.55	23.1	9.6	√	"
4	SMOKE AND HEAT DETECTORS	60898	B	6	6	1.0	1.0	0.48		N/A	>299	>299	>299	√	0.62	23.1	9.6	√	"
5	SPARE	60898	B	20	6													√	"
	63 A. RCD.2 30mA	61008		63															
6	SOCKETS. BACK ROOM, KITCHEN	60898	B	32	6	2 X 2.5	1.5	0.5		0.45	>299	>299	>299	√	0.64	24.8	11.7	√	OPERATION OF TEST BUTTON
7	LIGHTS. FRONT ROOMS	60898	B	6	6	1.5	1.0	0.54		N/A	>299	>299	>299	√	0.68	24.8	11.7	√	OPERATION OF CIRCUIT BREAKER
8	SECUIRTY ALARM	60898	B	6	6	1.5	1.0	0.14		N/A	>299	>299	>299	√	0.28	24.8	11.7	√	"
9	SPARE	60898	B	40	6													√	"
10	SPARE	60898	B	20	6													√	"

Deviations from Wiring Regulations and special notes:

* Complete column 8 or 9

√ to indicate an inspection has been carried out and the result is satisfactory

This is a copy of the gas safety certificate dated 7 September 2017 referred to in the foregoing Statement dated 28/11/17

S O'Neill

28/11/17

LANDLORD/HOMEOWNER GAS SAFETY RECORD

This record can be used to document the outcomes of the checks and tests required by The Gas Safety (Installation and Use) Regulations. Some of the outcomes are as a result of visual inspection only and are recorded where appropriate. Unless specifically recorded no detailed inspection of the flue lining, construction or integrity has been performed. Registered Business/engineer details can be checked at www.gassaferegister.co.uk or by calling 0800 408 5500.

Gas Safe Register

Serial No. WB 480318

Gas safe is a registered trade mark of HSE and is used under licence

Details of Registered Business

Gas Safe Register No [illegible]

Registered Engineer's Name [illegible]

Gas Safe Register Licence Number

Business [illegible]

Address [illegible]

Postcode [illegible]

Contact No

Details of Site

Name (Mr/Mrs/Miss/Ms)

Address [illegible]

Postcode [illegible]

Contact No

Details of Customer/Landlord (or agent where appropriate)

Name (Mr/Mrs/Miss/Ms) [illegible]

Address [illegible]

Postcode

Contact No

Number of Appliances tested 2

Appliance Details

	Location of	Type	Manufacturer	Model	Owned by Landlord/Homeowner Yes/No	Inspected Yes/No	Type of flue
1	Kitchen	Boiler	Vokera	[illegible]	Yes	Yes	RS
2	"	Cooker	[illegible]	[illegible]	Yes	Yes	F/L
3							
4							

Inspection Details

	Operating pressure in mbar and/or heat input kW/h or Btu/h	Operation of safety device(s) Pass/Fail/NA	Ventilation satisfactory Yes/No	Visual condition of flue and termination Pass/Fail/NA	Flue operation checks Pass/Fail/NA	Combustion analyser reading (if applicable)	Appliance serviced Yes/No	CO Alarm fitted Yes/No	CO Alarm tested (if fitted) Pass/Fail/NA	SAFE TO USE Yes/No
1	[illegible]	Yes	Yes	Pass	Pass	0.0005	NO	Yes	Yes	Yes
2	[illegible]			N/A	N/A		NO			Yes
3										
4										

Defect(s) Identified	GIUSP classification eg. AR, ID	Warning/Advisory Record insert form serial No*
1		
2 Cooker No [illegible]		
3		
4		

Remedial Action Taken numbering should correspond to defects above

1
2
3
4

Details of Work carried out

* Refer to separate Warning/Advisory Notice

select as appropriate and relevant	
Outcome of gas installation pipework visual inspection?	Pass / Fail / NA
Outcome of gas supply pipework visual inspection?	Pass / Fail / NA
Is the Emergency Control Valve access satisfactory?	Pass / Fail
Outcome of gas tightness test?	Pass / Fail / NA
Is the Protective Equipotential bonding satisfactory?	Pass / Fail

Record Issued by: Signature [signature]

Print Name [illegible]

Received by: Signature [signature] Tenant/Landlord/Homeowner/Agent

Date appliance(s)/flue(s) checked 7 - 9 - 17

ATTENTIO[N]

Next safety check due by: