

Housing and Property Chamber

First-tier Tribunal for Scotland



REPAIRING STANDARD ENFORCEMENT ORDER

Ordered by the First-tier Tribunal for Scotland Housing and Property Chamber

Chamber Reference number: PRHP/RP/16/0311

Re: Property at The Corran, Kensaleyre, Portree, Isle of Skye IV51 9XE, being the subjects more particularly described in the Disposition by the Executors of Calum Nicolson in favour of Calum Nicolson, Jun. recorded in the Division of the General Registers of Sasines for the County of Inverness on 2 August 2007 and the Notice of Title following thereon in favour of the said Calum Nicolson, Jun. recorded in the said Division of the General Register of Sasines on 22 July 2008 (Search Sheet No 12281 Vol. 69 Folio 311) (hereinafter referred to as “the house”)

The Parties:

- **Mr Andrew MacKey (“Tenant”)**
- **Mr Calum Nicolson (“Landlord”)**

NOTICE TO Mr. CALUM NICOLSON (“the Landlord”)

Whereas in terms of their decision dated 3 March 2017, the First-tier Tribunal (“tribunal”) determined that the Landlord has failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 and in particular that the Landlord has failed to ensure that the house meets the repairing standard in that:-

- (c) 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;
- (d) any fixtures, fittings and appliances provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed.

The tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the house concerned meets the repairing standard and that any damage caused by the carrying out of any work in terms of this Order is made good.

In particular the tribunal requires the Landlord:-

- (a) *To repair or replace the electrical hob in the kitchen.*
- (b) *To provide an up to date electrical inspection condition report in respect of the house from a competent person in terms of the statutory guidance confirming that the work identified in the report, including the repair or replacement of the electrical hob, has been carried out to a satisfactory standard.*

The tribunal orders that the works specified in this Order must be carried out and completed within the period of 2 months from the date of service of this Notice.

APPEAL PROVISIONS

A Landlord 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 signed by Aileen Devanny, Chairing Legal Member, at Glasgow on Sixth day of March, Two Thousand and seventeen in the presence of the undernoted witness:-

WITNESS... **L Brown**

LYNSEY BROWN
c/o 1 Atlantic Quay
Robertson Street
Glasgow
G2 8JB.....

A Devanny

Housing and Property Chamber

First-tier Tribunal for Scotland



First-tier Tribunal for Scotland (Housing and Property Chamber), statutory successor to the Private Rented Housing Committee in terms of the Tribunals (Scotland) Act 2014 and the First tier-Tribunal for Scotland (Transfer of Functions of the Private Rented Housing Committees) Regulations 2016

STATEMENT OF DECISION UNDER SECTION 24(1) OF THE HOUSING (SCOTLAND) ACT 2006

In connection with

Chamber Reference number: PRHP/RP/16/0311

Re: Property at The Corran, Kensaleyre, Portree, Isle of Skye IV51 9XE ("the house")

The Parties:

- **Mr Andrew MacKey ("Tenant")**
- **Mr Calum Nicolson ("Landlord")**

Tribunal members: Mrs Aileen Devanny (legal chairperson); Mr Robert Buchan (ordinary member (surveyor))

DECISION

The Committee, having made such enquiries in relation to the application submitted for a determination as to whether the Landlord has complied with the duty imposed by Section 14(1) (b) in relation to the house concerned, and taking account of the application, written and oral representations, findings at an inspection and copy of the electrical inspection condition report, determined that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Housing (Scotland) Act 2006 (hereinafter referred to as "the Act").

BACKGROUND

1. By application made on 27 September 2016 the Tenant applied to the Private Rented Housing Panel (hereinafter referred to as "PRHP") for a determination of

whether the Landlord had failed to comply with the duties imposed by Section 14(1) (b) of the Act.

2. The application by the Tenant stated that the Tenant considered that the Landlord had failed to comply with the duty to ensure that the house meets the repairing standard and in particular that the Landlord had failed to ensure compliance with Section 13(1) (c) , (d) and (e) of the Act which states that " 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 any furnishings provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed". The Tenant's complaints relate to (a) the kitchen cooker and a failure to ensure that the hob is safe to use, and all relevant electrical faults are corrected; and (b) the need for professional examination of the radiator, and a need to carry out any repairs to ensure the radiator functions properly. The Tenant's application submitted to PRHP included a copy e-mail to the Landlord dated 17 January 2016 intimating an electrical fault with the oven and hob, and a copy e-mail dated 18 August 2016 to the Landlord intimating the electrical issues with the hob and a complaint that the radiator in the back room was not functioning properly. The Landlord's response to the e-mail dated 17 January 2016 was included with the application.

3. By letter dated 13 October 2016, PRHP gave intimation that a panel member with delegated powers under Section 96 of the Housing (Scotland) Act 2014 had made a decision to refer the application under Section 23(1) of the Act to a Private Rented Housing Committee.

The Committee comprised the following members:

Mrs. Aileen Devanny, Chairperson
Mr. Robert Buchan, Surveyor Member

4. The Private Rented Housing Committee served Notice of Referral under and in terms of Schedule 2 Paragraph 1 of the Act upon the Landlord and the Tenant. Along with the Notice of Referral was included a Direction which required the Landlord to provide an up to date electrical inspection condition report on the working order and condition of the installation in the house for the supply of electricity and the report was to address the state of repair and working order of the electrical fittings and appliances including the cooker; and an up to date report from a suitably qualified central heating service engineer addressing the working order, condition and safety of the heating system including the radiators in the house. The reports were to be lodged with PRHP by 3 November 2016.

Following service of the Notice of Referral, the Tenant and the Landlord submitted written representations. The Landlord and Tenant indicated that they wished to attend the inspection and hearing. The Tenant gave no further information.

5. In the written representations the Landlord indicated that he never received the e-mail notification of works dated 18 August 2016 and pointed to an error in the e-mail

address. He attached a copy of a domestic electrical installation condition report and indicated that he had instructed the electrician to attend to the repairs identified and a new hob had been ordered. The Landlord indicated that a heating and plumbing engineer had attended at the property and had serviced the boiler outside but had been unable to gain entry to the interior of the house.

The electrical report submitted by the Landlord indicated that the overall assessment of the installation is "satisfactory". However, this assessment is not consistent with the findings in the report, namely the report identified that the hob required to be repaired or replaced and was identified as falling within a C2 category which indicates urgent remedial action is required to remove potential danger. A "satisfactory" assessment can only be given if there are no C1 and C2 categories in the report.

The Landlord made mention of his legitimate right of access to storage containers and refuted accusations made by the Tenant. The issue relating to any right of access to containers and the Tenant's assertions were not considered by the Committee as they are unconnected to the jurisdiction of the PRHP.

6. Having considered the Landlord's representations, a second Direction was issued by the Committee as follows-

1. "The Committee direct the Tenant to make written representations explaining if the delivery failure of the e-mail dated 18 August 2016 is accepted and, if not, to explain the evidence which supports delivery to the Landlord of the notification of all repairs referred to in the application. In particular, evidence supporting the written notification of the radiator problems in the back room referred to as Saorlaith's room requires to be provided to the Committee by the Tenant. The Committee direct that this information be provided by the Tenant to the Private Rented Housing Panel by 21 November 2016
2. The Landlord is reminded of the terms of the previous Direction which required the production of the report from a qualified heating service engineer. Such requirement proceeds on the basis that the radiator complaint has been notified to the Landlord.
3. The Landlord is asked to provide a timescale for replacement of the hob and completion of the other electrical works identified in the Domestic Electrical Installation Condition Report dated 28 October 2016. The Committee direct that this information be provided by the Landlord to the Private Rented Housing Panel by 21 November 2016

In view of the information recently submitted, the Committee propose to adjourn the inspection and hearing fixed for 18 November 2016 to the later date to be fixed and notified to the parties to allow time for production of the information directed in paragraph 1 to 3 above."

7. In response to the second Direction the Tenant responded enclosing a copy e-mail he had sent to the Landlord on 18 November 2016 complaining that the entire central heating system was not working. In this e-mail the Tenant provided details of arrangements for access for the purposes of a heating engineer attending at the house and preparing a report. The Tenant in an e-mail dated 21 November 2016 conceded that the previous notification dated 18 August 2016 had been incorrectly addressed to the Landlord. He pointed out that the copy e-mail of 18 August had been sent by the Committee as intimation with the application and asserted that there had been conversations at the property between him, his wife and the Landlord about the required repairs. The Tenant indicated that he had heard nothing further regarding the installation of the new hob. A copy of a house condition report from Highland Council was attached to the Tenant's written representations.

The Landlord responded to the second Direction and advised that electrical works in the electrical report had been undertaken except for the replacement of the hob. The replacement hob was to be installed within 2 weeks of 25 November 2016. He indicated that the heating and plumbing engineer had visited the property but had been unable to gain entry and had been asked to return to carry out works. He requested that the Committee inspect the property.

8. On 1 December 2016 the First-tier Tribunal for Scotland (Housing and Property) Chamber was formed. The Private Rented Housing Committee established to consider this application became the First-tier Tribunal with the same members. Further references within this determination will be to the tribunal rather than the Committee.

9. A date for the inspection of the house and the hearing was arranged for 17 February 2017.

10. Intimation was received from the Tenant on 16 January 2017 that the tenancy of the house was terminated on 6 January 2017 following service of a notice to quit by the Landlord. The Landlord indicated that the house was no longer let in the private rented sector.

11. The tribunal on receipt of confirmation that the tenancy had been lawfully terminated made a decision on 31 January 2017 in terms of Schedule 2 Paragraph 7(3) of the Act to continue to determine the application. The reason for this was the nature of the allegation which related to disrepair of an electrical hob which had been identified as potentially dangerous in the electrical report provided by the Landlord. This raised potential safety issues for any occupier or future tenant.

12. The tribunal inspected the house on the morning of 17 February 2017. The Landlord provided access to the house and was present throughout the inspection. His mother Mrs. Nicolson was present.

13. Following the inspection of the house by the tribunal, a hearing took place at the Aros Centre, Viewfield Road, Portree. The Landlord with his mother Mrs. Nicolson attended. The Tenant is no longer a party to the application.

SUMMARY OF THE ISSUE

14. The issue to be determined is whether the house meets the repairing standard as laid down in Section 13 of the Act and whether the Landlord had complied with the duty imposed by Section 14(1) (b).

FINDINGS IN FACT

15. The Committee made the following findings in fact:-

15.1. The Tenant had a tenancy of the house. The tenancy commenced on 7 January 2016 and terminated on 6 January 2017.

15.2. The Tenant notified the Landlord of the complaint relating to the hob in the application on 17 January 2016 and the Landlord is aware of this alleged repair.

15.3 The Landlord lodged an electrical inspection condition report dated 28 October 2016 to PRHP which indicated that the electrical hob is potentially dangerous. The repair has been assessed as having a C2 category and the significance of this category is explained in the report.

15.4. There is doubt about the notification of the repair relating to the central heating system prior to submission of the application. There could be an argument that the application was amended in terms of Rules 44 and 50 of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2016 contained in Schedule 1 of Regulations SI 2016 No. 339 but this issue is academic as the inspection revealed that the central heating system, including the radiator in the back bedroom, was functioning to an acceptable standard at the inspection.

15.5. The house is a detached bungalow built about 35 years ago in a remote location. It was unoccupied at the time of inspection.

The weather at the time of inspection was dry.

As stated in the previous paragraph the central heating system was functioning properly and heating radiators to an acceptable standard.

Inspection revealed that the electrical hob had not been repaired and within the kitchen was a box which the Landlord indicated contained a new hob which he intended to have fitted at some future date.

Although not part of the issues of complaint in the application, the tribunal observed during the inspection that there was only one battery smoke detector in the property. They were told by the Landlord's mother that there was a coal fire in the house.

15.6. At the hearing the chairperson explained the procedure relating to applications to the Tribunal relating to repairing standard complaints. She explained the responsibilities of a Landlord in relation to electrical inspection and certification which at the time that this tenancy commenced would have applied. She explained the

requirement on a party to comply with a Direction issued by the Committee now the tribunal and consequences of failure to do so. She also explained the requirements for fire detection devices and a carbon monoxide alarm and directed the Landlord to statutory guidance appearing on the website of the Housing and Property Chamber. The Landlord was unaware of the statutory guidance relating to electrical testing, fire detection devices and carbon monoxide alarms. He stated that his electrical contractor had carried out repairs specified in the report but had difficulty gaining access to install the hob. After the Tenant left the Landlord decided that he would attend to the hob at a time which suited him. He saw no need for the tribunal to become involved. He indicated that he no longer intended to let the house. He indicated that he had not read the electrical inspection condition report having only looked at the satisfactory rating for the installation on the front page. The chairperson pointed to the inconsistencies in the wording of the report which even a cursory reading would have revealed.

The Chairperson explained the effect of a repairing standard enforcement order if one was made.

15.7 Photographs were taken during the inspection.

REASONS FOR THE DECISION

16. In considering the repairing standard issue the tribunal carried out an internal inspection of the house and in particular closely examined the specific defects highlighted by the Tenant in the application. In addition the tribunal carefully considered the written documentation submitted.

Visual inspection of the house indicates that despite the potentially dangerous findings within the report in relation to the electrical hob, it has not been repaired or replaced. The central heating system was found to be in reasonable state of repair and proper working order. The tribunal considers that to comply with Sections 13(1) (c) and (d) of the Act the hob will require to be replaced or repaired. Given that the house is unoccupied and any possible fire would not affect neighbouring properties, the tribunal considered that a period of two months would be a reasonable period of time for the repair to be carried out. The Landlord is reminded that it is a criminal offence to let the house whilst a repairing standard enforcement order applies to the house.

The application did not include any complaint that the house did not meet the requirement for the provision of fire detection devices but the Landlord is reminded of the statutory guidance for such devices which should be complied with before the house is re-let. He is also referred to the statutory guidance on carbon monoxide alarms which would apply if there was a wood burning stove or coal fire within the house.

Highland Council within a report of the house which was submitted by the Tenant referred to two further repairs and a copy of that report would have been circulated to the Landlord by the tribunal administration as part of the application procedure. The tribunal make no comment about the contents of the report but merely draw this to

the Landlord's attention should he consider letting the property in the future.

DECISION

17. The tribunal, considering the terms of Section 13(3) of the Act, determined that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act.

18. The tribunal proceeded to make a Repairing Standard Enforcement Order ("RSEO") as required by Section 24(2), which Order is referred to for its terms. The Landlord is reminded that it is an offence to re-let the house whilst a RSEO applies to the house.

19. The decision of the tribunal was unanimous.

APPEAL PROVISIONS

20. A landlord 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.

A Devanny

Chairing Legal Member of the Tribunal
Dated: 3 March 2017

Photographs taken during the inspection of
The Corran, Kensaleyre, Portree, Isle of Skye IV51 9XE



The House



Defective hob

Photographs taken during the inspection of
The Corran, Kensaleyre, Portree, Isle of Skye IV51 9XE



Bedroom radiator



APPROVED
CONTRACTOR

Contractor's Reference Number

CRN/ N/A

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

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

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

DPN6C/

01408718

A. DETAILS OF THE CLIENT

Client: CALUM NICOLSON

Address: THE CORRAN
Kensaleyre
Portree
Highland

Postcode: IV51 9XE

B. PURPOSE OF THE REPORT

Purpose for which this report is required: Landlord Report

Date(s) on which inspection and testing were carried out: 27/10/2016 -- 27/10/2016

C. DETAILS OF THE INSTALLATION

Occupier: CALUM NICOLSON

Address: THE CORRAN
Kensaleyre
Portree
Highland

Estimated age of the electrical installation: 20 years
Date of previous inspection: Unknown
Records of installation available: no
Evidence of alterations or additions: yes
Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: No records available
Records held by: Unknown
Postcode: IV51 9XE
If yes, estimated age: 3 years

D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

WHOLE FIXED WIRING ELECTRICAL SYSTEM. SAMPLE INTERNAL INSPECTIONS WERE CARRIED OUT INSIDE SOCKETS AND SWITCHES. NO INSPECTIONS WERE CARRIED OUT IN ROOF SPACE, BELOW FLOORS OR WITHIN WALLS

Agreed limitations including the reasons, if any, on the inspection and testing: LAMPS ETC NOT REMOVED FROM LIGHTING CIRCUITS FOR TESTING

Agreed with: N/A

Operational limitations including the reasons (see page No.)

N/A

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

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

THE INSTALLATION WAS ORIGINALLY INSTALLED TO A VERY HIGH STANDARD WHEN THE HOUSE WAS CONSTRUCTED. VERY FEW CHANGES, ALTERATIONS OR ADDITIONS HAVE BEEN CARRIED OUT DURING ITS LIFETIME. THE INSTALLATION IS IN A VERY GOOD AND SOUND CONDITION. REPAIRS NOTED SHOULD BE CARRIED OUT RIGHT HAND REAR HOB RING SHOULD NOT BE USED UNTIL UNIT REPAIRED OR REPLACED.

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

Overall assessment of the installation:

SATISFACTORY /

Delete as appropriate

An 'Unsatisfactory' assessment indicates that dangerous (CODE C7) and/or potentially dangerous (CODE C2) conditions have been identified, or that further investigation without delay (FI) is required

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2)

This report is based on the model forms shown in Appendix 5 of BS 7671.

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Please see the 'Notes for Recipients' on the reverse of this page.

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DPN6C/1

Original (To the person ordering the work)

Check your certificate is genuine, go to <http://www.checkmycertificate.com> and put in the certificate number

NOTES FOR RECIPIENT

THIS DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE REFERENCE

The purpose of periodic inspection is to determine, so far as is reasonably practicable, whether an electrical installation is in a satisfactory condition for continued service (see Section E and G). This report provides an assessment of the condition of the electrical installation identified overleaf at the time it was inspected and tested, taking into account the stated extent of the installation and the limitations of the inspection and testing.

The report identifies any damage, deterioration, defects and/or conditions found by the inspector which may give rise to danger (see Section F), together with any items for which improvement is recommended.

If you were the person ordering this report, but not the user of the installation, you should pass this report, or a full copy of it including these notes, the schedules and additional pages (if any), immediately to the user.

This report should be retained in a safe place and shown to any person inspecting or undertaking further work on the electrical installation in the future. If you later vacate the property, this report will provide the new user with an assessment of the condition of the electrical installation at the time the periodic inspection was carried out.

Where the installation incorporates residual current devices (RCDs), there should be a notice at or near the consumer unit stating that they should be tested quarterly. **FOR SAFETY REASONS, IT IS IMPORTANT THAT YOU CARRY OUT THE TEST REGULARLY.**

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons competent in such work. The recommended date by which the next inspection should be carried out is stated in Section I of this report. There should also be a notice at or near the consumer unit indicating when the next inspection of the installation is due. NICEIC* recommends that you engage the services of an Approved Contractor for the inspection.

This report has been issued in accordance with the national standard for the safety of electrical installations, British Standard 7671 (as amended) – *Requirements for Electrical Installations*.

Only an NICEIC Approved Contractor or Competent Body is authorised to issue this NICEIC Domestic Electrical Installation Condition Report form.

You should have received the report marked 'Original' and the Approved Contractor should have retained the report marked 'Duplicate'.

The report consists of at least seven numbered pages. Additional numbered pages may have been provided to permit further relevant information relating to the installation to be recorded. For installations having more than one consumer unit or more circuits than can be recorded on Page 7, one or more additional *Schedules of Circuit Details and Test Results for the Installation* should form part of the report. The report is invalid if any of the pages identified in Section H are missing. The report has a printed seven-digit serial number, which is traceable to the NICEIC Approved Contractor to which it was supplied by NICEIC.

This report form is intended to be issued only for the purpose of reporting on the condition of an existing domestic electrical installation. The report should identify, so far as is reasonably practicable and having regard to the extent and limitations recorded in Section D, any damage, deterioration, defects, dangerous conditions and any non-compliances with the requirements of the national standard for the safety of electrical installations which may give rise to danger, together with any items for which improvement is recommended.

The report should not have been issued to certify that new electrical installation work complies with the requirements of the national safety standard. An 'Electrical Installation Certificate', a 'Domestic Electrical

Installation Certificate' or a 'Minor Electrical Installation Works Certificate' (as appropriate) should be issued for the certification of new installation work.

Section D (*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 other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Some operational limitations may have been encountered during the inspection such as inability to gain access to parts of the installation or to an item of equipment. The inspector should have noted any such limitations in Section D.

It should be noted that the greater the limitations applying to a report, the less its value from the safety aspect.

A declaration of the overall condition of the installation should have been given by the inspector in Section G of the report. The declaration must reflect the statement given in Section E, which summarises the observations and recommendations made in Section F. Where one or more observations have been made in Section F, the Classification code given to each by the inspector indicates the degree of urgency with which remedial action needs to be taken to restore the installation to a safe working condition.

Where the inspector has indicated an observation or code C1 (*danger present*) the safety of those using the installation is at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work immediately.

Where the inspector has indicated an observation or code C2 (*potentially dangerous*) the safety of those using the installation may be at risk, and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

Where the inspector has indicated further investigation (FI), the investigation should be carried out without delay to determine whether danger or potential danger exists. For further guidance on the Classification codes, please see the reverse of page 2.

Where the installation can be supplied by more than one source, such as the public supply and a standby generator or microgenerator, the number of sources should have been recorded in Section K *Supply Characteristics and Earthing Arrangements* on page 3 of the report, and the *Schedule of Test Results* compiled accordingly.

Where inadequacies in the electricity distributor's or supplier's equipment have been observed (Section 1 of the *Schedule of Inspections*), the person ordering the inspection should inform the distributor and/or supplier as appropriate.

Should the person ordering this report have reason to believe that it does not reasonably reflect the condition of the electrical installation reported on, that person should in the first instance raise the specific concerns in writing with the NICEIC Approved Contractor. If the concerns remain unresolved, the person ordering this report may make a formal complaint to NICEIC, for which purpose a complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

* NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, Electrical Safety First. NICEIC maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).

For further information about electrical safety and how NICEIC can help you, visit www.niceic.com

Continued on the reverse of page 3

GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

Only one Classification code should have been given for each recorded observation.

Classification code C1 (*Danger present*)

Where an observation has been given a Classification code C1, the safety of those using the installation is at risk and immediate remedial action is required.

The person responsible for the maintenance of the installation is advised to take action without delay to remedy the observed deficiency in the installation, or to take other appropriate action (such as switching off and isolating the affected part(s) of the installation) to remove the danger. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

NICEIC makes available 'Electrical Danger Notification' forms to enable inspectors to record, and then to communicate to the person ordering the report, any dangerous condition discovered.

Classification code C2 (*Potentially dangerous*)

Classification code C2 indicates that, whilst those using the installation may not be at immediate risk, **urgent remedial action is required to remove potential danger**. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

Classification code C3 (*Improvement recommended*)

Where an observation has been given a Classification code C3, the inspection and/or testing has revealed a non-compliance with the current safety standard which, whilst not presenting immediate or potential danger, would result in a significant safety improvement if remedied. Careful consideration should be given to the safety benefits of improving these aspects of the installation. The NICEIC Approved Contractor issuing this report will be able to provide further advice.

It is important to note that the recommendation given at Section I of this report (Next Inspection) for the maximum interval until the next inspection is conditional upon all items which have been given a Classification code C1 and code C2 being remedied immediately and as a matter of urgency, respectively.

It would not be reasonable for the inspector to indicate that the installation is in a satisfactory condition if any observation in this report has been given a code C1 or code C2 classification.

Code FI (*Further investigation required without delay*)

It should usually be possible for the inspector to attribute a Classification code to each observation without indicating a need for further investigation.

However, where 'FI' has been entered against an observation the inspector considers that further investigation of that observation is likely to reveal danger or potential danger that, due to the agreed extent or limitations of the inspection and/or testing, could not be fully identified at the time.

It would not be appropriate for the inspector to indicate that the installation is in a satisfactory condition if there is reasonable doubt as to whether danger or potential danger exists. Consequently, where the inspector has indicated further investigation required without delay (FI) the overall assessment of the installation (Section E) should be marked as unsatisfactory.

If the inspector has indicated that an observation requires further investigation without delay, the person ordering this report is advised to arrange for the NICEIC Approved Contractor issuing the report (or another skilled person or persons competent in such work) to undertake further examination of that aspect of the installation as a matter of urgency, to determine whether or not danger or potential danger exists.

Further information

Further information on the application of Classification codes, primarily aimed at inspectors but of possible interest to persons ordering condition reports, can be found in Electrical Safety First's Best Practice Guide entitled *Electrical installation condition reporting: Classification Codes for domestic and similar electrical installations*. The guide can be viewed or downloaded free of charge from www.electricalsafetyfirst.org.uk



APPROVED
CONTRACTOR

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

(FOR A SINGLE DWELLING)

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

DPN6C/ 01408718

Original
(To the person ordering the work)

F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

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

There are no items adversely affecting electrical safety or The following observations and recommendations for action are made ✓

Item No	Code†	Observations
1 13	C3	Ze READING TOO HIGH
2 511.2	C3	2X ROD SOCKETC REQUIRE REPLACEMENT
3	C2	NEAR EIGHT FUSE HANG ON SWITCH TRIPPING WIRE. SUBJECTS FAILURE TO BE CAUSED BY THE REDUCED OF FUSION PRODUCTS NOT BEING CLAIMED XRAY. QUANTITY BASED ON VISUAL INSPECTION OF ASSET ON DAY OF TEST

G. 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 C), 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 F) and the attached schedules (see H), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the inspection and the limitations on the inspection and testing (see D).

I/We further declare that in my/our judgement, the overall assessment of the installation in terms of its suitability for continued use is **SATISFACTORY** *Delete as appropriate*

(see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).

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

INSPECTION, TESTING AND ASSESSMENT BY:

Signature: *Paul Fletcher*

Name: PAUL FLETCHER
(CAPITALS)

Position: PRINCIPAL

Date: 28/10/2016

REPORT REVIEWED AND CONFIRMED BY:

Signature: *Paul Fletcher*

Name: PAUL FLETCHER
(CAPITALS)

Date: 28/10/2016
(Registered Qualified Supervisor for the Approved Contractor at J)

H. SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections: Page(s) No 4, 5, 6

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

Schedule of Circuit Details for the Installation: Page No(s) 7, 8, 9

Schedule of Test Results for the Installation: Page No(s) 7, 8, 9

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

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

Page 2 of 9



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APPROVED CONTRACTOR

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

I. NEXT INSPECTION

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

5 YEARS

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

J. DETAILS OF NICEIC APPROVED CONTRACTOR

Trading title: P F Electrics

Address: 12 Idrigill
Ulg

Telephone number: 07850 882981

Email address: pfalectrics@hotmail.co.uk

Enrolment number: 6 0 4 0 1 5
(Essential information)

Branch number: 0 0 0 0
(if applicable)

Postcode: IV51 9XU

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes or enter details as appropriate

System type(s)

System type(s)	Number and type of live conductors	Other (please state)
TNS	a.c. ✓	
TN-C-S	1-phase (2-wire) ✓ 2-phase (3-wire) N/A 3-phase (3-wire) N/A	1-phase (3-wire) N/A 3-phase (4-wire) N/A
TT	1-phase (2-wire) N/A 2-phase (3-wire) N/A 3-phase (3-wire) N/A	

Nature of supply parameters

Nature of supply parameters	U _o ^m	V	U _o ^m	V
Nominal voltage(s) U _o	230		230	
Nominal frequency, f _o	50		50	
Prospective fault current, I _{pf}	367 AMPS		367 AMPS	
External earth fault loop impedance, Z _e	0.68		0.68	

Means of earthing

Distributor's facility	Type: (eg rods, tapes etc)	Location
Installation earth electrode	N/A	N/A

Details of installation earth electrode (where applicable)

Main Switch/Switch-Fuse/Circuit-Breaker/RCD

Type BS(EN)	88	Voltage rating	230	V
No of poles	2	Rated current, I _n	100	A
Primary supply conductors (material)	copper	RCD operating current, I _{Δn}	N/A	mA
Primary supply conductors (csa)	25	Rated time delay	N/A	ms
		RCD operating time (at I _{Δn})	N/A	ms

* Application only where an RCD is suitable and is used as a main circuit-breaker

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes or enter details as appropriate

Earthing and protective bonding conductors

Earthing conductor	Conductor material	Conductor csa	Connection/continuity verified
	copper	16	✓

Main protective bonding conductors

Conductor material	Conductor csa	Connection/continuity verified
copper	10	✓

Bonding of extraneous-conductive-parts (✓)

Water installation pipes	✓	Lightning protection	N/A	Other (Specify)	
Oil installation pipes	N/A	Structural steel	N/A		
Gas installation pipes	N/A				

Characteristics of primary supply overcurrent protective device(s)

BS(EN)	1361
Type	2
Rated current	100
Short-circuit capacity	33 kA
Confirmation of supply polarity	✓ (✓)



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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item Description	Outcome*	Location reference	Item Description	Outcome*	Location reference
1.0 Condition/adequacy of distributor's/supply intake equipment†			4.0 Consumer unit(s)		
1.1 Service cable	✓		4.1 Adequacy of working space or access to consumer unit	✓	
1.2 Service head	✓		4.2 Security of fixing	✓	
1.3 Distributor's earthing arrangement	C3	N/A	4.3 Condition of enclosure(s) in terms of IP rating	✓	
1.4 Meter tails - Distributor/Consumer	✓		4.4 Condition of enclosure(s) in terms of fire rating	✓	
1.5 Metering equipment	✓		4.5 Enclosure not damaged/deteriorated so as to impair safety	✓	
1.6 Means of main isolation (where present)	✓		4.6 Presence of linked main switch	✓	
2.0 Presence of adequate arrangements for other sources (microgenerators etc)			4.7 Operation of main switch (functional check)	✓	
2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply	N/A		4.8 Operation of circuit-breakers and RCDs to prove disconnection (functional check)	✓	
2.2 Adequate arrangements where a generating set operates in parallel with the public supply	N/A		4.9 Correct identification of circuits and protective devices	✓	
3.0 Earthing and bonding arrangements			4.10 Presence of RCD test notice at or near consumer unit	✓	
3.1 Presence and condition of distributor's earthing arrangement	✓		4.11 Presence of non-standard (mixed) cable colour warning notice at or near consumer unit	✓	
3.2 Presence and condition of earth electrode connection	N/A		4.12 Presence of alternative or additional supply warning notice at or near consumer unit	N/A	
3.3 Confirmation of adequate earthing conductor size	✓		4.13 Presence of replacement next inspection recommendation label	✓	
3.4 Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)	✓		4.14 Presence of other required labelling (please specify)	✓	
3.5 Confirmation of adequate main protective bonding conductor sizes	✓		4.15 Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	✓	
3.6 Accessibility and condition of main protective bonding conductor	✓		4.16 Single-pole switching or protective devices in the line conductors only	✓	
3.7 Accessibility and condition of other protective bonding connections	✓		4.17 Protection against mechanical damage where cables enter consumer unit	✓	
3.8 Provision of earthing and bonding labels at all appropriate locations	✓				

† Where inadequacies in distributor's equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority.

* All boxes must be completed.

✓ indicates Acceptable condition

U/M indicates a limitation

N/A indicates Not applicable

Unacceptable condition state C1 or C2

Improvement recommended state C3

Further investigation required without delay state F1

(to determine whether danger or potential danger exists)

(to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and F1 coded items to be recorded in Section F of the report.



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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item Description	Outcome*	Location reference	Item Description	Outcome*	Location reference
4.18 Protection against electromagnetic effects where cables enter metallic consumer unit/enclosure	✓		• incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations)	N/A	
4.19 RCDs provided for fault protection – includes RCBQs	✓		5.11 Provision of additional protection by RCD not exceeding 30 mA	N/A	
4.20 RCDs provided for additional protection – includes RCBQs	✓		• † for all socket-outlets of rating 20 A or less		
4.21 Confirmation of indication that SPD is functional	✓		• † for mobile equipment not exceeding a rating of 32A for use outdoors	C3	KITCHEN AND PORCH
4.22 Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓		• † for cables installed in walls or partitions at a depth of less than 50 mm	N/A	
5.0 Distribution/final circuits			• † for cables installed in walls / partitions containing metal parts regardless of depth	N/A	
5.1 Identification of conductors	✓		5.12 Provision of fire barriers, sealing arrangements and protection against thermal effects	N/A	
5.2 Cables correctly supported throughout their length	N/A		5.13 Band II cables segregated/separated from Band I cables	N/A	
5.3 Condition of insulation of live parts	✓		5.14 Cables segregated/separated from communications cabling	N/A	
5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems)	N/A		5.15 Cables segregated/separated from non-electrical services	N/A	
5.5 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓		5.16 Termination of cables at enclosures (extent of sampling indicated in Section D of the report)		
5.6 Adequacy of protective devices: type and rated current for fault protection	✓		• Connections soundly made and under no undue strain	✓	
5.7 Presence and adequacy of circuit protective conductors	✓		• No basic insulation of a conductor visible outside enclosures	✓	
5.8 Co-ordination between conductors and overload protective devices	✓		• Connections of live conductors adequately enclosed	✓	
5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences	✓		• Adequately connected at point of entry to enclosure (glands, bushes etc.)	✓	
5.10 Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage			5.17 Condition of accessories including socket-outlets, switches and joint boxes	✓	
• installed in prescribed zones (see Section D. Extent and limitations)	N/A		5.18 Suitability of accessories for external influences	✓	

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

• All boxes must be completed
✓ indicates Acceptable condition
N/A indicates a Limitation
Further investigation required without delay zone F1
(to determine whether danger or potential danger exists)
N/A indicates Not applicable
Unacceptable condition state C1 or C2
Improvement recommended state C3

Outcome
Provide additional comment where appropriate on attached numbered sheets.
C1, C2, C3 and F1 coded items to be recorded in Section F of the report.



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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

SCHEDULE OF INSPECTIONS

Item Description	Outcome*	Location reference	Item Description	Outcome*	Location reference
5.19 Adequacy of working space / accessibility to equipment	✓		7.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire <i>List number and location of luminaires inspected. (Separate page)</i>	N/A	
5.20 Single-pole devices for switching or protection in line conductors only	✓		7.7 Recessed luminaires (downlighters) • correct type of lamps fitted • installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar • no signs of overheating to surrounding building fabric • no signs of overheating to conductors/terminations	N/A	
6.0 Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)					
6.1 In general • presence and condition of appropriate devices • correct operation verified	✓			N/A	
6.2 For isolation and switching for mechanical maintenance only • capable of being secured in the OFF position where appropriate • acceptable location – state if local or remote from equipment being controlled where appropriate • clearly identified by position and/or durable marking(s)	✓			N/A	
6.3 For isolation only • warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	N/A			N/A	
7.0 Current-using equipment (Permanently connected)					
7.1 Condition of equipment in terms of IP rating	N/A		8.0 Location(s) containing a bath or shower		
7.2 Equipment does not constitute a fire hazard	N/A		8.1 Additional protection by RCD not exceeding 30 mA • for low voltage circuits serving the location • for low voltage circuits passing through Zone 1 and Zone 2 not serving the location	N/A	
7.3 Enclosure not damaged/deteriorated so as to impair safety	N/A		8.2 Where used as a protective measure, PELV are met	N/A	
7.4 Suitability for the environment and external influences	N/A		8.3 Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535	N/A	
7.5 Security of fixing	N/A		8.4 Presence of supplementary bonding conductors unless not required by BS 7671: 2008	N/A	
			8.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	✓	
			8.6 Suitability of equipment for external influences for installed location in terms of IP rating	✓	
			8.7 Suitability of equipment for installation in a particular zone	✓	
			9.0 Other special installations or locations - Part 7s		
			9.1 List all other special installations or locations present, if any. (Record the results of particular inspection applied separately).	✓	

* All boxes must be completed.
✓ indicates Acceptable condition
UN indicates a Limitation

Further investigation required without delay state: FI
(to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets.
C1, C2, C3 and FI could items to be recorded in Section F of the report.

SCHEDULES

[illegible]

Contractor's Reference Number

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CRN/N/A

DCNC/DPNC
Delete as appropriate

01408718

Original (To the person ordering the work)

SCHEDULES - CONTINUATION

[illegible]

GENERAL CONTINUATION SHEET

NOTES

1. IT IS RECOMMENDED THAT THE TWO RCD SOCKETS, PROVIDED FOR USE OF EQUIPMENT OUTDOORS ARE REPLACED AS THEY ARE NOT OPERATING CORRECTLY. HOWEVER, THEY ARE SAFE TO USE AS GENERAL PURPOSE SOCKETS.
2. SSE HYDRO SHOULD BE CONTACTED REGARDING THE HIGHER THAN EXPECTED Z_e READING. THIS IS THEIR RESPONSIBILITY AND DUTY TO INVESTIGATE.
3. THE HOB SHOULD BE REPLACED OR REPAIRED (AFTER BEING CLEANED).
4. THERE ARE LAMPS (BULBS) MISSING FROM THE EN-SUITE SHAVER LIGHT AND FROM ONE OF THE UTILITY UNDER COUNTER LIGHT WHICH SHOULD BE RE-FITTED.
5. THE MAIN UTILITY LIGHT IS BLINKING SLOWLY ON AND OFF, SUSPECT LAMP OR STARTER REPLACEMENT IS REQUIRED.
6. BONDING (EARTHING) TO ALL WATER PIPES, RADIATORS, HOB, COOKER, DISHWASHER, WASHING MACHINE, DRYER ETC WAS TESTED AND CONFIRMED AS GOOD.

Original (To the person ordering the work)

Check your certificate is genuine, go to www.checkmyniceicert.com
<<http://www.checkmyniceicert.com>> and put in the certificate number

