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 26(1) OF THE HOUSING (SCOTLAND) ACT 2006

In connection with

Chamber Ref: Chamber Reference number: FTS/HPC/RP/KY5/87/11

Re: Property being the subjects known as forming 8/10 Ballingry Road, Ballingry KY5 8EX (hereinafter referred to as "the house")

The Party:-

- **Mr Ronald Clough, residing at 3 Stephen Place, Lochgelly KY5 9DP ("Landlord")**

Tribunal Members: Mrs Aileen Devanny (legal member and chairperson); Ms Carol Jones (ordinary member (surveyor))

DECISION

The First-tier Tribunal for Scotland sitting in the Housing and Property Chamber ("the Tribunal"), having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order dated 13 July 2011 and recorded in the Division of the General Register of Sasines for the County of Fife on 17 August 2011 (hereinafter referred to as "the RSEO") in relation to the house concerned, and taking account of the findings at the re-inspection of the property on 29 March 2018 and electrical certification and photographic evidence of roughcast repairs produced by the Landlord, the Tribunal considers that the Landlord has satisfactorily completed the works detailed in the RSEO and have decided to issue

a certificate of completion of works in terms of Section 60 of the Act. The Tribunal also revokes the Rent Relief Order issued on 7 December 2011.

Background

1. Reference is made to the Statement of Decision of the Private Rented Housing Committee dated 13 July 2011 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act and the RSEO made by the Private Rented Housing Committee which required the Landlord to carry out works as specified therein, the said works to be carried out and completed within a given timescale. On 7 December 2011 the Private Rented Housing Committee considered that the works detailed in the RSEO had not been completed within the required timescale and issued a failure to comply decision with a rent relief order. Landlord Registration Services for the Fife area were advised of this decision.

2. Ms. Jones, Ordinary Member (surveyor), inspected the house on 29 March 2018 and the findings are contained in the re-inspection report, a copy of which is attached and referred to for its terms. The Tribunal also considered the contents of the electrical certification produced by the Landlord on 17 July 2018. This report relating to the house confirmed the electrics to be satisfactory. The Landlord also produced photographic evidence to the Tribunal on 13 September 2018 which provided evidence that the roughcast repairs to the exterior of the house had been carried out to a satisfactory standard.

3. The Tribunal considers that all works required in the RSEO have been completed. The Tribunal considers that a certificate of completion should be issued in terms of Section 60 of the Act. The members of the Tribunal were unanimous in their decision. A copy of the re-inspection report referred to is attached along with a copy of the electrical report and photographs considered.

4. The Tribunal was advised that the original tenant had left the house.

5. In terms of Section 27(4) of the Housing (Scotland) Act 2006, the First-tier Tribunal must decide to revoke a rent relief order if the repairing standard enforcement order to which the rent relief order relates is revoked or a certificate is granted under section 60 in relation to completion of works required by an RSEO. Since a certificate is being granted under Section 60, the rent relief order issued on 7 December 2011 is revoked. Reference is made to Section 63 of the Housing (Scotland) Act 2006 for the date when the revocation of the rent relief order takes effect.

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.

A Devanny

Legal Member,
02 October 2018

A Devanny

Housing and Property Chamber
First-tier Tribunal for Scotland

Re-inspection report

Date of inspection: Thursday 29 March 2018

Reference Number : PRHP/KY5/87/11

Property: 8/10 Ballingry Road, Ballingry, Fife KY5 8EX

Surveyor: Carol L Jones MA MRICS

Previous Inspections: The subject property was inspected by a full committee of the Private Rented Housing Panel on 5 July 2011 and as a result a Repairing Standard Enforcement Order (RSEO) dated 13 July 2011 was served. A re-inspection was carried out by the ordinary member of a subsequently formed tribunal on 28 August 2017 and a further re-inspection by this tribunal was carried out prior to a second hearing on 17 November 2017.

Access: One of the current tenants, Mrs Carol Baxter provided access.

Weather: Cold and sunny with light cloud.

In attendance: Mrs Baxter and the landlord Mr Ronald Clough attended the inspection. A neighbour, Norma Burn was also visiting at the time of the inspection.

Reinspection Report referred to in foregoing decision dated 2/10/18
A Devanny

Repairing Standard Enforcement Order (RSEO)

The following works are required by the RSEO dated 13 July 2011

The Committee now requires the landlord carry out such work as is required to ensure the property meets the repairing standard and that any damage caused as a consequence of carrying out of any works in terms of this Order is also made good (ie; redecoration) before the expiry of the Completion Date.

1. The mice infestation requires eradication to ensure that the property is in all other respects reasonably fit for human habitation.

2. The central heating requires repair to ensure it is in a reasonable state of repair and in proper working order.

3. The dampness in all the rooms requires eradication to ensure that the property is water tight and in all other respects reasonably fit for human habitation.

4. The electrics in the property require repair to ensure that the electricity installations in the property are in a reasonable state of repair and in proper working order.

5. The warped doors internal to the property require repair/replacement to ensure that they are in a reasonable state of repair and in proper working order.

6. The installations in the house for the supply of hot water require repair to ensure they are in a reasonable state of repair and in proper working order.

7. The installations in the house for the supply of cold water require repair to ensure they are in a reasonable state of repair and in proper working order.

8. The kitchen external door and lock requires repair/replacement to ensure it is in a reasonable state of repair and in proper working order.

9. The front door lock requires repair to ensure it is in a reasonable state of repair and in proper working order.

10. The broken kitchen tiles require repair to ensure they are in a reasonable state of repair and in proper working order.

11. Smoke alarms require to be installed to ensure that the house has satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire.

12. The room vents require repair to ensure they are in a reasonable state of repair and in proper working order.

13. The external front rough casting requires repair to ensure that it is in a reasonable state of repair and in proper working order.

14. The cracked roof tiles to rear require repair/replacement to ensure that the house is wind and water tight and in all other respects reasonably fit for human habitation.

Works in the RSEO undertaken - see attached photographs:

(1) It was established at the previous re-inspection on 28 August 2017 that general building works had been carried out by the landlord to upgrade this property before the current tenants moved in around October 2013. This had reduced the risk of vermin infestation and the tenants confirmed at the time that they did not have a problem with mice.

(2) Prior to the re-inspection on 28 August 2017 the landlord had installed a new gas central heating system including a new combination boiler and new radiators throughout the property. The tenants confirmed at that time that the system was operating properly. While not specifically required by the RSEO the landlord has now confirmed he has obtained a Gas Safety Record and the tenants showed me this document which is dated 6 December 2017 during the current inspection.

(3) The landlord carried out substantial works to eradicate damp at this property prior to the previous re-inspection and he provided a Certificate of Guarantee for 30 years by a company called "Dampstop" and dated 16 November 2012. He also provided a letter from the company dated 16 November 2012 detailing works done including full treatment of all accessible roof timbers in loft area with dual purpose chemical for woodworm and water ingress, the installation of a damp proof course to all outer walls, inner leaf in small room of hallway, two back rooms, one kitchen area and one boiler room. The landlord informed me he personally stripped back all plasterwork and lined the walls with new plasterboard. Some ceilings had also been replaced. At the previous re-inspection damp meter readings were taken, moderate moisture levels were found to the base of the walls in every room and some high readings in the front double bedroom (left), rear vestibule/ utility area and rear bathroom. There was also severe water damage as a result of a leak in the front shower room, this affected the party wall between the shower room and front double bedroom (left). Both sides of this wall were damaged, the bedroom floor was wet and a section of plasterboard surrounding an electrical socket was also missing. At that time the tenant said the leak had been a problem for years but the effects did not become apparent until more recently. She said the source of the leak at the wash hand basin in the front shower room had been identified and apparently repaired. The tenant also said the water leak had caused problems with the double electrical socket on the bedroom wall. At the re-inspection on 17 November 2017 the tribunal noted that works to repair this leak had been undertaken and the damage made good.

(5) Prior to the re-inspection on 28 August 2017 the landlord had replaced the internal door to the front shower room, it was hard to open and close properly as it was sticking to the vinyl floor covering. The landlord had also replaced the inner door to the front vestibule with a new timber/glass panel door, this was in proper working order. The tenant had replaced the internal living room doors, all other internal doors were the original ones and they were not warped.

(6) At the re-inspection on 28 August 2017 the tenants confirmed the boiler was working properly and there were no issues with the hot water supply.

(7) The tenants also confirmed there were no issues with the cold water supply.

(8) Prior to the re-inspection on 28 August 2017 the landlord had replaced the external kitchen door and lock. Both were in a reasonable state of repair and proper working order.

(9) The landlord has now fitted a new front door and the handles and lock are all brand new and in proper working order.

(10) At the re-inspection on 28 August 2017 the landlord informed me that he replaced the kitchen floor tiles, since then the tenants had laid new vinyl which was in a reasonable state of repair.

(11) The landlord has recently installed new ceiling mounted smoke alarms in the hall and living room and a new heat alarm in the kitchen. All alarms are hardwired and interlinked. They were tested at this inspection and found to be in proper working order.

(12) It was noted at the re-inspection on 28 August 2017 that the landlord had removed all room vents at the time of the damp proof works except the one in the rear bathroom, this was in a reasonable state of repair.

(14) At the re-inspection on 28 August 2017 the landlord informed me that the cracked roof tiles to the rear pitches of the roof had been replaced and a missing roof tile which caused a recent leak to the kitchen ceiling had also been replaced. There did not appear to be any missing or cracked tiles on the rear pitches of the roof.

Works in the RSEO partly undertaken or outstanding- see attached photographs:

(4) The landlord informed me at the inspection on 28 August 2017 that he personally rewired the property with a friend who is a retired electrician prior to the current tenants moving in. At this current inspection the tenant, Mrs Baxter provided me with a copy of an Electrical Installation Condition Report (EICR) dated 19 January 2018 completed by Dale Fisken Electrical. This report assesses the installation as "Unsatisfactory" and details several C2 (potentially dangerous) observations. The landlord and the tenant both said works to rectify all issues have been carried out by the same electrician but no evidence has been provided detailing the work and no Minor Electrical Works Certificate or up to date satisfactory EICR provided. It is also noted that the EICR dated 19 January 2018 does not appear to cover the new smoke and heat alarms.

(13) Works to repair the external front roughcasting have been started. A base "scratch coat" of mortar has been applied to the two affected areas however the top coat of roughcast has not yet been applied to compete the repairs.

All photographs were taken at the re-inspection on 29 March 2018 (see schedule below).

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

Carol L Jones MA MRICS
Ordinary Member (Surveyor)
First-tier Tribunal for Scotland (Housing and Property Chamber)

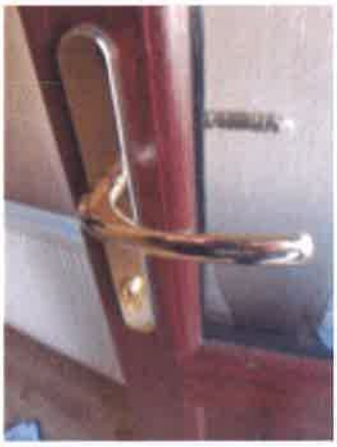
3 April 2018

Schedule of photographs taken during the re- inspection of 8/10 Ballingry Road, Ballingry KY5 8EX by the ordinary member (surveyor) of the First-tier Tribunal for Scotland (Housing and Property Chamber) on the 29 March 2018.

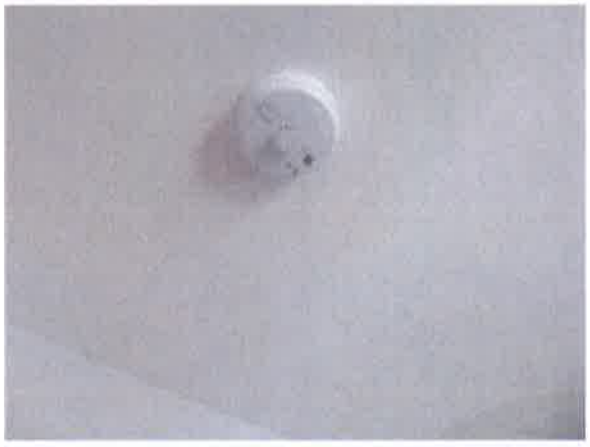
Reference Numbers : PRHP/KY5/87/11

New front door

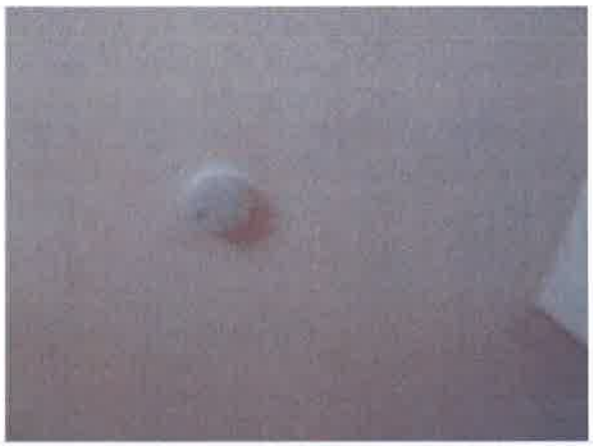
New internal handle and lock to front door



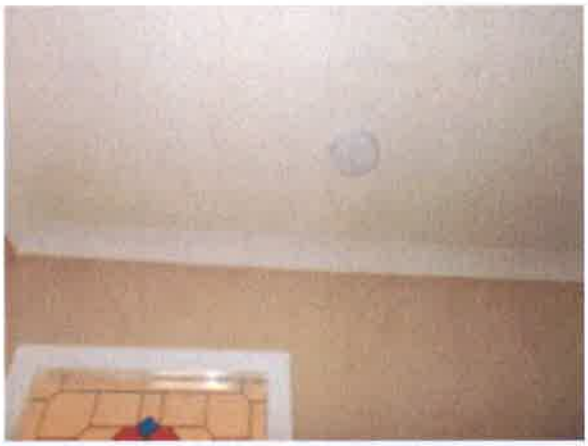
New external handle and lock to front door



New ceiling mounted heat alarm in Kitchen

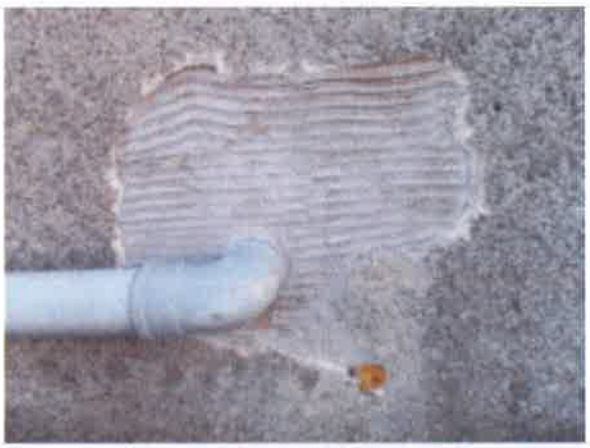


New ceiling mounted smoke alarm in Living Room

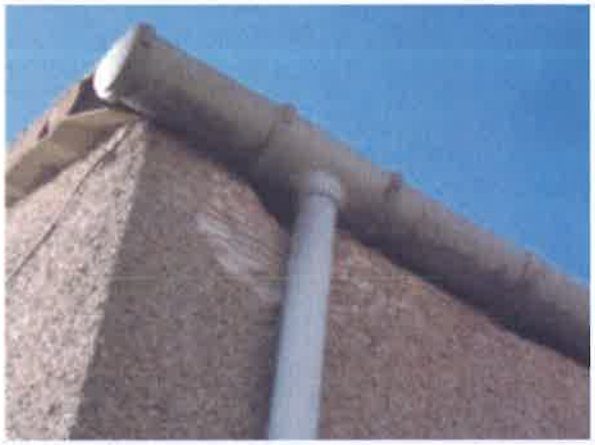


New ceiling mounted smoke alarm in Hall

Front elevation - roughcast partial repair



Front elevation - closer view of roughcast partial repair



Front elevation - roughcast partial repair

Front elevation - roughcast partial repair

Photos received. 13 Sept 2018
A Devanny

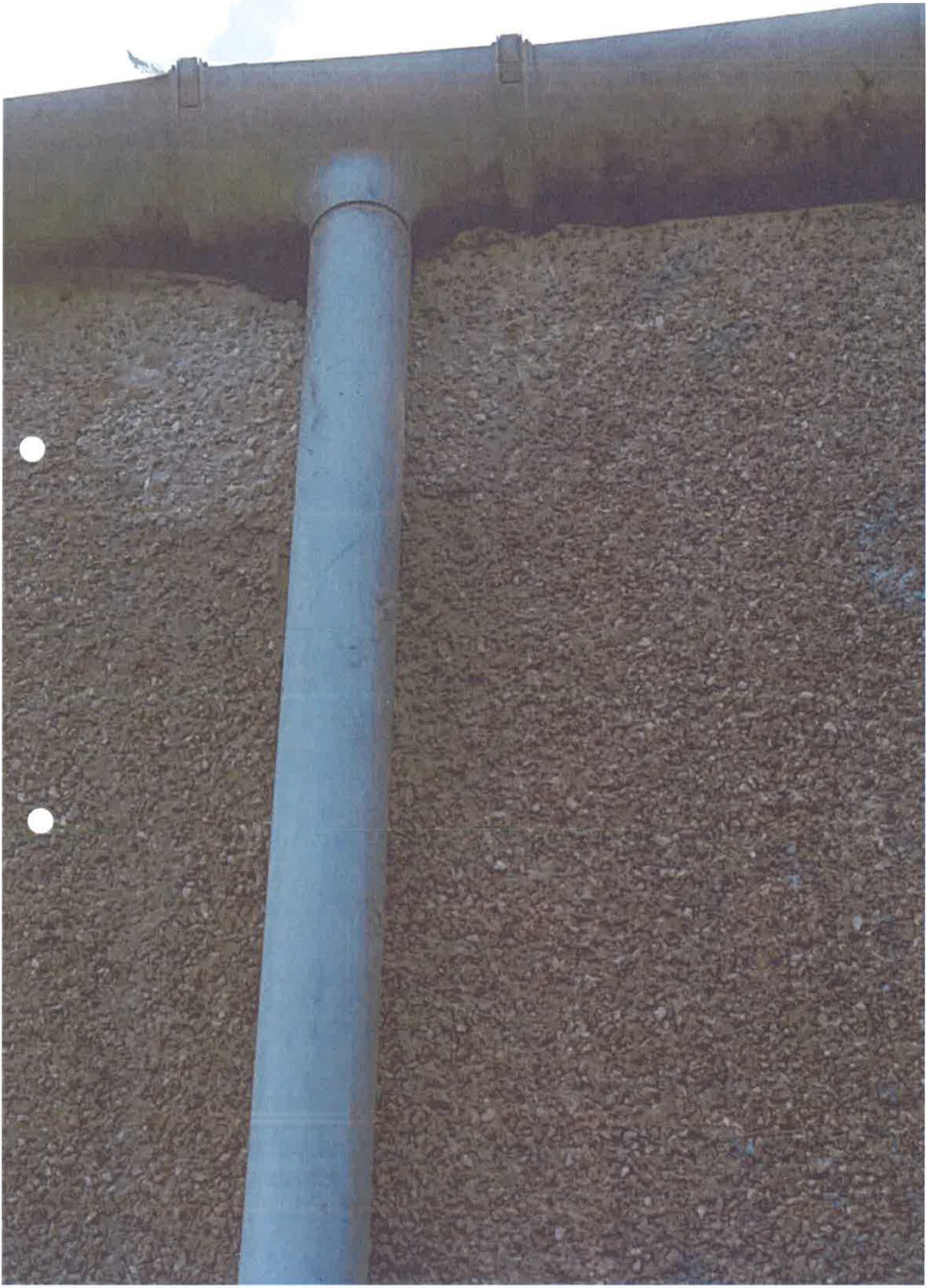


Photo received 13/9/18

Electrical certification referred to in foregoing decision dated 2/10/18

17 JUL 2018

Anny Devaa

NICEIC APPROVED CONTRACTOR

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

DPN7/ 0798121

Original (To the person ordering the work)

ELECTRICAL INSTALLATION CONDITION REPORT

FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

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

Contractor's Reference Number

CRN/

TYPE OF INSTALLATION *Tick appropriate box* Domestic dwelling ☑ Highway Installation ☐ Leisure Accommodation Vehicle ☐ Modular dwelling ☐ Transportable unit ☐

DETAILS OF THE CLIENT

Client: CLOUGH

Address: 3 STEPHEN PLACE
LOCHGELLY

Postcode: KY5 9DP

PURPOSE OF THE REPORT

Purpose for which this report is required: CLIENT REQUEST

Date(s) on which inspection and testing were carried out: 18/6/18

DETAILS OF THE INSTALLATION

Occupier:

Address: 8/10 BALLINGRY ROAD
LOCHORE

Postcode: KY5 8EX

Estimated age of the electrical installation: 25 years

Evidence of alterations or additions ✓ If yes, estimated age 5

Date of previous inspection: N/A

Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: N/A

Records of installation available: N/A

Records held by: N/A

EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

FIXED WIRING

Agreed limitations including the reasons, if any, on the inspection and testing:

NO DECOR TO BE DISTURBED
NO FLOORING TO BE LIFTED

Agreed with: CLIENT

Operational limitations including the reasons (see page No. N/A)

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.

SUMMARY OF THE CONDITION OF THE INSTALLATION

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

SATISFACTORY

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

Overall assessment of the installation: SATISFACTORY / ~~UNSATISFACTORY*~~

Delete as appropriate

* 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

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)

NOTES FOR RECIPIENT

THIS ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A 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 The Summary and Declaration). 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 See Observation(s) on page 2), 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 Next Inspection 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 Conforming Body is authorised to issue this NICEIC Electrical Installation Condition Report for small installations not exceeding 100 A.

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 six 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 6, 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 ***Schedules and Additional pages*** 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 electrical installation NOT EXCEEDING 100 A. The report should identify, so far as is reasonably practicable and having regard to the extent and limitations recorded in PAGE 1, 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 for small installations not exceeding 100 A' or a 'Minor Electrical Installation Works Certificate' (as appropriate) should be issued for the certification of new installation work.

The ***(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 on page 1 of this report.

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 on page 2 of the report. The declaration must reflect the statement given in the ***Summary of the Condition of the installation***, which summarises the observations and recommendations made. Where one or more observations have been made, 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 neccessary 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 neccessary 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 ***Supply Characteristics*** 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 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

NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered DPN7/ 0798121

ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

Original (To the person ordering the work)

OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations at page 1:

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

Item No	Observation(s) include reference location as appropriate	Code†
1		

Additional pages? No Yes Specify page No(s):

† *One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action:*

Code C1 *'Danger present'. Risk of injury. Immediate remedial action required.*
Code C2 *'Potentially dangerous'. Urgent remedial action required.*
Code C3 *'Improvement recommended'.*
Code FI *'Further investigation required without delay'.*

Please see the reverse of this page for guidance regarding the Classification codes.

Immediate remedial action required for items:

Urgent remedial action required for items:

Further investigation required without delay for items:

Improvement recommended for items:

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, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing.

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 ~~/UNSATISFACTORY~~* *Delete as appropriate*

at the time the inspection was carried out, and that it should be further inspected as recommended within the time interval given below.

* **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: DMcTH

Name: (CAPITALS) DARRA MCTC

Position: ELECTRICIAN

Date: 22/6/18

REPORT REVIEWED AND CONFIRMED BY:

Signature: S McA

Name: (CAPITALS) STEVEN MCNAE

(Registered Qualified Supervisor for the Approved Contractor)

Date: 26/7/18

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 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 FI (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.

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

This report is based on the model forms shown in Appendix 6 of BS 7671.

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 on page 2 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**

July 2015

Published by Certsure LLP. Certsure LLP operates the ELECSA & NICEIC brands.

NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered DPN7/ 0798121

ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

Original (To the person ordering the work)

SUPPLY CHARACTERISTICS

Tick boxes and enter details, as appropriate

System type(s)

TN-S ✓
TN-C-S N/A
TT N/A

Number and type of live conductors

1-phase (2-wire) N/A
1-phase (3-wire) ✓
3-phase (3-wire) N/A
3-phase (4-wire) N/A
Other Please state N/A

Nature of supply parameters

Notes: (1) by enquiry (2) by enquiry or by measurement (3) where more than one supply, record the higher or highest values (4) by measurement

Number of sources 1
Nominal voltage(s) $U^{(1)}$ 230 V
$U_o^{(1)}$ 230 V
Nominal frequency, $f^{(1)}$ 50 Hz
External earth fault loop impedance, $Z_e^{(2)(4)}$ 0.28 Ω

Single-phase Prospective fault current, $I_{pf}^{(2)(3)}$ 0.864 kA
3-phase Prospective fault current, $I_{pf}^{(2)(3)}$ N/A kA

Characteristics of primary supply overcurrent protective device(s)

BS(EN) UNKNOWN SEALED
Short-circuit capacity UNKNOWN kA
Type UNKNOWN
Confirmation of supply polarity ✓ ✓
Rated current UNKNOWN A

PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes and enter details, as appropriate

Means of earthing

Distributor's facility ✓
Installation earth electrode N/A

Details of installation earth electrode (where applicable)

Type (eg rod(s), tape etc) N/A
Location N/A
Electrode resistance, R_A N/A Ω
Method of measurement N/A

Protective measure(s) for fault protection A D S
Measured Z_s 0.28 Ω
Maximum demand (Load) 70 kVA/ Amps
Delete as appropriate
Number of smoke alarms 3

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

Type BS(EN) 60439-3
Voltage rating 230 V
No of poles 2
Rated current, I_n 100 A
Supply conductors material COPPER
RCD operating current, $I_{\Delta n}$* N/A mA
Supply conductors csa 25 mm²
RCD operating time (at $I_{\Delta n}$)* N/A ms
Rated time delay* N/A ms

** applicable only where an RCD is used as a main circuit-breaker*

Earthing conductor

Conductor material COPPER
Conductor csa 16 mm²
Continuity/ connection verified ✓ ✓

Main protective bonding conductors and bonding of extraneous-conductive-parts

Continuity/ connection verified ✓ ✓
Conductor material COPPER
Conductor csa 10 mm²
Location (where not obvious) GAS UNDER FLOOR AT GAS METER WATER - BEHIND INSULATION IN BOILER CUPBOARD ONE CONTINUOUS CABLE

Water installation pipes ✓
Structural steel N/A
Oil installation pipes N/A
Other
Gas installation pipes ✓ N/A

VEHICLE DETAILS

Tick boxes and enter details as appropriate

Type: Touring N/A Static N/A Motorhome N/A
Year of manufacture N/A
Model N/A
Registration (motorhome) N/A
VIN.

PARTICULARS OF VEHICLE INSTALLATION OR TRANSPORTABLE UNITS

Hook-up connection

Flexible supply cable

Length N/A m
csa N/A mm²
I_z N/A A
$(R_1+R_2)_{cs}$ N/A Ω

System type: TT

For direct connection

Installation earth electrode details:

Type: *(e.g. rod(s), tape(s))* N/A
Method of measurement
Electrode resistance, R_A N/A Ω N/A
Location N/A

Means of earthing

System type: TN-S N/A TN-C-S* N/A

* Connection to a TN-C-S system requires supervision (see regulation 717.411.4)

Measured earth fault loop impedance, Z_e N/A Ω

Supply voltage(s) and maximum load/demand

Nominal voltage(s) U_o N/A U N/A
Maximum permitted load N/A kVA/ Amps

Earthing and protective bonding conductors *Tick boxes and enter details as appropriate*

Earthing conductor *(for static vehicles or transportable units)*	N/A	Conductor material	N/A	Conductor csa	N/A	mm²	Connection/ continuity verified N/A
Chasis	N/A	Conductor material	N/A	Conductor csa	N/A	mm²	Connection/ continuity verified N/A
Water service	N/A	Conductor material	N/A	Conductor csa	N/A	mm²	Connection/ continuity verified N/A
Gas service	N/A	Conductor material	N/A	Conductor csa	N/A	mm²	Connection/ continuity verified N/A

TRANSPORTABLE UNIT DETAILS

Model name and year N/A
Description N/A

† *All boxes must be completed. '✓' indicates that an inspection was carried out and that the result was* ***satisfactory****. 'N/A' indicates that an inspection was* ***not applicable*** *to the particular installation.*

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

DPN7/ 0798121

ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

Original (To the person ordering the work)

DETAILS OF NICEIC APPROVED CONTRACTOR

Trading title: McGill Electrical + Security Services LTD

Enrolment number: (Essential information) 9 9 2 7 9 6

Branch number: (if applicable)

Address: Unit 11 Carberry Place, Mitchelston Industrial Estate, Kirkcaldy, Fife

Postcode: KY1 3NQ

Telephone number: 01592 597222

Email address: steven@mcgillelectrical.co.uk

SCHEDULE OF INSPECTIONS

Item	Description	Outcome*
1.0	**Condition/adequacy of distributor's/supply intake equipment†**	
1.1	Service cable	✓
1.2	Service head	✓
1.3	Distributor's earthing arrangement	✓
1.4	Meter tails - Distributor/Consumer	✓
1.5	Metering equipment	✓
1.6	Means of main isolation (where present)	N/A
2.0	**Presence of adequate arrangements for other sources** (*microgenerators etc*)	
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply	N/A
2.2	Adequate arrangements where a generating set operates in parallel with the public supply	N/A
2.3	Presence of alternative/additional supply warning notice(s)	N/A
3.0	**Earthing and bonding arrangements**	
3.1	Presence and condition of distributor's earthing arrangement	✓
3.2	Presence and condition of earth electrode connection	N/A
3.3	Confirmation of adequate earthing conductor size	✓
3.4	Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)	✓
3.5	Confirmation of adequate main protective bonding conductor sizes	✓
3.6	Accessibility and condition of main protective bonding conductor connections	✓
3.7	Accessibility and condition of other protective bonding connections	N/A
3.8	Provision of earthing and bonding labels at all appropriate locations	✓

Item	Description	Outcome*
4.0	**Consumer unit(s)**	
4.1	Adequacy of working space or access to consumer unit	✓
4.2	Security of fixing	✓
4.3	Condition of enclosure(s) in terms of IP rating	✓
4.4	Condition of enclosure(s) in terms of fire rating	✓
4.5	Enclosure not damaged/deteriorated so as to impair safety	✓
4.6	Presence of linked main switch	✓
4.7	Operation of main switch (*functional check*)	✓
4.8	Main switch capable of being secured in the OFF position	✓
4.9	Operation of circuit-breakers and RCDs to prove disconnection (functional check)	✓
4.10	Correct identification of circuits and protective devices	✓
4.11	Presence of RCD test notice at or near consumer unit	✓
4.12	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit	✓
4.13	Presence of alternative or additional supply warning notice at or near consumer unit	N/A
4.14	Presence of next inspection recommendation label	✓
4.15	Presence of other required labelling (*please specify*)	N/A
4.16	Examination of protective device(s) and base(s); correct type and rating (*no signs of unacceptable thermal damage, arcing or overheating*)	✓
4.17	Single-pole switching or protective devices in the line conductors only	✓
4.18	Protection against mechanical damage where cables enter consumer unit	✓
4.19	Protection against electromagnetic effects where cables enter metallic consumer unit/enclosure	✓
4.20	RCDs provided for fault protection – includes RCBOs	✓
4.21	RCDs provided for additional protection – includes RCBOs	✓
4.22	Confirmation of indication that SPD is functional	N/A

Item	Description	Outcome*
4.23	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓
5.0	**Distribution/final circuits**	
5.1	Identification of conductors	✓
5.2	Cables correctly supported throughout their length	LIM
5.3	Condition of insulation of live parts	✓
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
5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓
5.6	Adequacy of protective devices; type and rated current for fault protection	✓
5.7	Presence and adequacy of circuit protective conductors	✓
5.8	Co-ordination between conductors and overload protective devices	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences	✓
5.10	Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage	
	• installed in prescribed zones. Extent and limitations	LIM
	• incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Extent and limitations)	N/A
5.11	Provision of additional protection by RCD not exceeding 30 mA	
	• §for all socket-outlets of rating 20 A or less	✓
	• §for mobile equipment not exceeding a rating of 32A for use outdoors	N/A
	• §for cables installed in walls or partitions at a depth of less than 50 mm	✓
	• §for cables installed in walls / partitions containing metal parts regardless of depth	✓
	• §lighting of bus shelters, telephone kiosks, town plans and the like	N/A

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

§ *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**

'LIM' indicates a **Limitation**

'N/A' indicates **Not applicable**

Unacceptable condition state **C1** or **C2**

Improvement recommended state **C3**

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 coded items to be recorded in Page 2 of the report.

NICEIC APPROVED CONTRACTOR

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

DPN7/ 0798121

ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

Original (To the person ordering the work)

SCHEDULE OF INSPECTIONS

Item	Description	Outcome*
5.12	Provision of fire barriers, sealing arrangements and protection against thermal effects	N/A
5.13	Band II cables segregated/separated from Band I cables	LIM
5.14	Cables segregated/separated from communications cabling	LIM
5.15	Cables segregated/separated from non-electrical services	LIM
5.16	Termination of cables at enclosures (*extent of sampling indicated on page 1 of the report*)	
	• Connections soundly made and under no undue strain	✓
	• No basic insulation of a conductor visible outside enclosures	✓
	• Connections of live conductors adequately enclosed	✓
	• Adequately connected at point of entry to enclosure (*glands, bushes etc.*)	✓
5.17	Condition of accessories including socket-outlets, switches and joint boxes	✓
5.18	Suitability of accessories for external influences	✓
5.19	Adequacy of working space / accessibility to equipment	✓
5.20	Single-pole devices for switching or protection in line conductors only	✓
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	✓
6.2	For isolation and switching for mechanical maintenance only	
	• capable of being secured in the OFF position where appropriate	N/A
	• acceptable location – state if local or remote from equipment being controlled where appropriate	N/A
	• 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

Item	Description	Outcome*
7.0	**Current-using equipment** (Permanently connected)	
7.1	Condition of equipment in terms of IP rating	✓
7.2	Equipment does not constitute a fire hazard	✓
7.3	Enclosure not damaged/deteriorated so as to impair safety	✓
7.4	Suitability for the environment and external influences	✓
7.5	Security of fixing	✓
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)*	✓
7.7	Recessed luminaires (downlighters)	
	• correct type of lamps fitted	N/A
	• installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar	N/A
	• no signs of overheating to surrounding building fabric	N/A
	• no signs of overheating to conductors/terminations	N/A
8.0	**Location(s) containing a bath or shower**	
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	✓
8.2	Where used as a protective measure, requirements for SELV or PELV are met	N/A
8.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535	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	N/A
8.6	Suitability of equipment for external influences for installed location in terms of IP rating	✓
8.7	Suitability of equipmentfor installation in a particular zone	✓

Item	Description	Outcome*
9.0	**Other special installations or locations - Part 7s**	
9.1	List of all other special installations or locations, if any, present. (Record the results of any particular inspection and append separately).	N/A

SCHEDULE OF ITEMS INSPECTED PARTICULAR TO A LEISURE ACCOMMODATION VEHICLE OR A TRANSPORTABLE UNIT

Item	Description	Outcome*
10.0	**Means of connection**	
10.1	'Hook-up' connection arrangement (inlet, plug and connector)	
	• equipment complies with BS EN 60309-2	N/A
	• acceptable condition	N/A
10.2	Flexible 'hook-up' cable	
	• correct length and size (csa)	N/A
	• acceptable type (to BS 7919) and condition	N/A
10.3	Direct connection (to static vehicles)	
	• acceptable type of wiring system and condition	N/A
	• correct size (csa)	N/A
10.4	Presence of required identification/labelling	
	• instructions for the safe use of the caravan/transportable unit installation/supply	N/A
	• indication of voltage (stated on or adjacent) to all extra-low voltage (ELV) socket-outlets	N/A
10.5	Plugs and socket-outlets non-interchangeable with those of LV installation	N/A
10.6	All conductors adequately protected against mechanical damage	N/A
10.7	All conductors adequately protected against mechanical stresses (e.g. vibration from vehicular motion)	N/A

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

SCHEDULES AND ADDITIONAL PAGES

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

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

Special installations or locations: Page No(s) N/A

Schedule of Circuit Details for the Installation: Page No(s) 6

Schedule of Test Results for the Installation: Page No(s) 6

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.

* ***All boxes must be completed.***
✓ indicates **Acceptable condition**
'LIM' indicates a **Limitation**
'N/A' indicates **Not applicable**
Unacceptable condition state **C1** or **C2**
Improvement recommended state **C3**
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 coded items to be recorded in Page 2 of the report.

NICEIC APPROVED CONTRACTOR

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

DPN7/ 0798121

SCHEDULES

Original (To the person ordering the work)

CIRCUIT DETAILS

TEST RESULTS

Circuit number	Circuit designation (* To be completed only where this consumer unit is remote from the origin of the installation. Record details of the circuit supplying this consumer unit in the bold box.)	Type of wiring (see code)	Reference method (see Appendix 4 of BS 7671)	Number of points served	Circuit conductors: csa Live (mm²)	Circuit conductors: csa cpc (mm²)	Max. disconnection time permitted by BS 7671 (s)	Overcurrent protective devices: BS (EN)	Overcurrent protective devices: Type	Overcurrent protective devices: Rating (A)	Overcurrent protective devices: Short-circuit capacity (kA)	RCD: Operating current $I_{\Delta n}$ (mA)	RCD: Maximum Z_s permitted by BS 7671 (Ω)	Circuit impedances (Ω): Ring final circuits only (measured end to end): r_1 (Line)	r_n (Neutral)	r_2 (cpc)	All circuits (At least one column to be completed): $(R_1 + R_2)$	R_2	Insulation resistance: Line/Line (MΩ)	Line/Neutral (MΩ)	Line/Earth (MΩ)	Neutral/Earth (MΩ)	Polarity (✓)	Maximum measured earth fault loop impedance, Z_s (Ω)	RCD: operating times at $I_{\Delta n}$ (ms)	RCD: operating times at 5 $I_{\Delta n}$ (if applicable) (ms)	RCD: Test button operation (✓)
*																											
1	SHOWER	A	B	1	10	4	0.4	61009	B	40	6	30	0.87	N/A	N/A	N/A	0.04	N/A	N/A	>200	>200	>200	✓	0.33	29.7	19.5	✓
2	COOKER	A	B/C	1	6	2.5	0.4	61009	B	32	6	30	1.08	N/A	N/A	N/A	0.21	N/A	N/A	>200	>200	>200	✓	0.53	28.4	18.4	✓
3	SPARE	N/A	N/A	N/A	N/A	N/A	0.4	61009	B	20	6	30	1.74	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓
4	KITCHEN, LOUNGE + HALL SOCKETS	A	B/C	12	2.5	1.5	0.4	61009	B	32	6	30	1.08	0.45	0.45	0.76	0.31	N/A	N/A	>200	>200	>200	✓	0.62	23.4	18.4	✓
5	BEDROOMS + UTILITY RM SOCKETS	A	B/C	11	2.5	1.5	0.4	61009	B	32	6	30	1.08	0.65	0.65	1.1	0.44	N/A	N/A	>200	>200	>200	✓	0.76	23.4	19.5	✓
6	BOILER	A	B/C	1	1.5	1.0	0.4	61009	B	6	6	30	5.32	N/A	N/A	N/A	0.39	N/A	N/A	>200	>200	>200	✓	0.65	29.4	19.4	✓
7	KITCHEN, LOUNGE LIGHTS SMOKE DETECTORS	A	B/C	6	1.0	1.0	0.4	61009	B	6	6	30	5.82	N/A	N/A	N/A	1.47	N/A	N/A	>200	>200	>200	✓	1.81	28.6	19.5	✓
8	BEDROOMS + UTILITY ROOM LIGHTS	A	B/C	9	1.0	1.0	0.4	61009	B	6	6	30	5.82	N/A	N/A	N/A	0.88	N/A	N/A	>200	>200	>200	✓	1.18	30.9	18.4	✓
9																											
10																											
11																											
12																											
13																											
14																											
15																											
16																											
17																											
18																											
19																											
20																											

CODES FOR TYPE OF WIRING: A Thermoplastic insulated sheathed cables; B Thermoplastic cables in metallic conduit; C Thermoplastic cables in metallic trunking; D Thermoplastic cables in non-metallic conduit; E Thermoplastic cables in non-metallic trunking; F Thermoplastic/SWA cables; G Thermosetting/SWA cables; H Mineral-insulated cables; O (Other - please state)

Location of consumer unit: FRONT BEDROOM CUPBOARD

Designation of consumer unit: WYLEX

Prospective fault current at consumer unit: 0.864 kA

TEST INSTRUMENTS

Test instruments (serial numbers) used

Multi-function: FLUKE 1652C

Insulation resistance: N/A

Continuity: N/A

Earth electrode resistance: N/A

Earth fault loop impedance: N/A

RCD: N/A