

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Property: 2 Sighthill Grove, Edinburgh, EH11 4QN (“the Property”)

Chamber Reference FTS/HPC/RP/17/0324

Parties:

Ms Kelly Anderson, sometime 2 Sighthill Grove, Edinburgh, EH11 4QN (“The Tenant”)

Mr Niel Jorgensen, care of Matriix Property Management Limited, 132 St Stephen Street, Edinburgh, EH3 5AA (“The Landlord”)

Tribunal Members – George Clark (Legal Member/Chair) and David Lawrie (Ordinary Member/surveyor)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (‘the Tribunal’), having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order in respect of the Property made on 16 November 2017, determined that the works required by the Order have been completed and that a Certificate of Completion of Works to that effect should be issued, in terms of Section 60 of the Housing (Scotland) Act 2006.

Background

1. By application received on 18 August 2017, the Tenant applied to the Housing and Property Chamber of the First-tier Tribunal for Scotland (“the Tribunal”) for a determination of whether the Landlord had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 (“the Act”).
2. The application by the Tenant stated that the Tenant considered that the Landlord had failed to comply with his duty to ensure that the house meets the repairing standard and in particular that the Landlord had failed to ensure that:-

- (a) the house is wind and watertight and in all other respects reasonably fit for human habitation,
 - (b) 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
 - (c) any furnishings provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed.
3. The Tenant stated in the application that the windows were draughty, some were broken and some did not open. There was condensation and mould present. The gas fire was capped. The wooden kitchen units were rotting and there was no heating in the kitchen. The bath panel was broken, there was no extractor fan and there was insufficient heating in the bathroom. There were cracks and holes in the walls, which caused issue with mice and bugs. The mirrored wardrobe door was broken. There had been no electricity check carried out
 4. The Tribunal inspected the Property on the morning of 16 November 2017. The Tenant had vacated the Property, so was not present or represented at the inspection or the subsequent hearing. The Landlord was represented at the inspection by Anna Reprowicz.
 5. Following the inspection, the Tribunal held a hearing at George House, 126 George Street, Edinburgh EH2 4HH. The Landlord was not present or represented at the hearing.
 6. Following the inspection and hearing, the Tribunal made a Repairing Standard Enforcement Order ("the Order") in respect of the Property. The Order required the Landlord:
 - (1) to repair the defective seal in the top hopper of the window in the master bedroom;
 - (2) to secure or replace the patio doors in the Property;
 - (3) to secure the side and end bath panels;
 - (4) to exhibit to the Tribunal an Electrical Installation Condition Report, issued by an electrical contractor who is registered either with NICEIC or with SELECT, and dated after 16 November 2017;
 - (5) to rehang or replace the mirrored wardrobe door in the master bedroom or, alternatively, to remove it and redecorate the affected area; and
 - (6) to make good the plasterwork beneath the electrical sockets throughout the Property and redecorate as necessary.
 7. The Tribunal ordered that the works specified in the Order must be carried out within the period of 6 weeks from the date of service of the Order.

8. The Ordinary/surveyor member of the Tribunal re-inspected the Property on 23 March 2018. The Re-inspection report is attached to and forms part of this Statement of Decision.
9. The Re-inspection report stated that the defective seal in the top hopper of the window in the master bedroom had been repaired, new patio doors had been fitted, the bath panel had been secured, the wardrobe doors had been re-hung and the plasterwork beneath the electrical sockets throughout the Property had been made good and that the only matter outstanding was the requirement to exhibit to the Tribunal an Electrical Installation Condition Report dated after 16 November 2017.
10. On 4 April 2018, the Landlord e-mailed to the Tribunal an Electrical Installation Condition Report ("EICR") issued by N Watt & Son Limited, a NICEIC registered contractor, dated 13 March 2018. The report rated the General condition of the installation as Satisfactory and did not include any recommendations for actions stated to be C1 or C2. A copy of the EICR is attached to and forms part of this Statement of Decision.

Summary of the issues

11. The issues to be determined were whether the Landlord had carried out the work required by the Order and whether a Certificate of Completion of Works should be issued.

Reasons for the decision

12. The Tribunal was satisfied with the contents of the EICR and noted from the re-inspection that all the other works required by the Order had been carried out. Accordingly, it was appropriate for the Tribunal to issue a Certificate of Completion of Works in terms of Section 60 of the Act.
13. The decision of the Tribunal was unanimous.

Right of Appeal

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

George Clark

Signed..... Date 16 April 2018
Legal Member/Chair

This with Re-inspection Report referred to in the foregoing
Statement of Decision dated 17/4/15
George Clark Legal Services/Chair

Housing and Property Chamber First-tier Tribunal for Scotland



Re-inspection report

Property: 2 Sighthill Grove Edinburgh EH11 4QN



Ref no: FTS/HPC/17/0324

Surveyor: David M Lawrie

Inspection: The property was inspected at 11.00am Friday 23 March 2018

Access: **The property has been re-let since the issue of the RSEO,** although the new tenant was not present. The Landlord was represented at the re-inspection by Anna Reprowicz.

Repairing Standard Enforcement Order Requirements

The Tribunal now requires the landlord to carry out such work as is necessary for the purposes of ensuring that the Property 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 to: -

- (1) to repair the defective seal in the top hopper of the window in the master bedroom;*
- (2) to secure or replace the patio doors in the Property;*
- (3) to secure the side and end bath panels;*
- (4) to exhibit to the Tribunal an Electrical Installation Condition Report, issued by an electrical contractor who is registered either with NICEIC or with SELECT, and dated after 16 November 2017;*
- (5) to rehang or replace the mirrored wardrobe door in the master bedroom or, alternatively, to remove it and redecorate the affected area; and*

(6) to make good the plasterwork beneath the electrical sockets throughout the Property and redecorate as necessary.

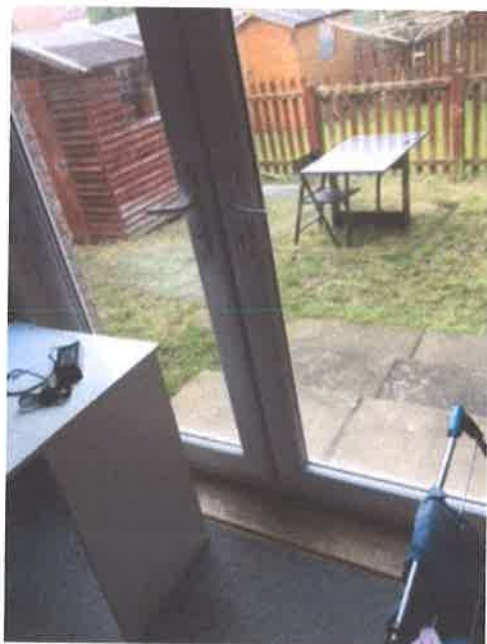
The Tribunal orders that the works specified in this Order must be carried out within the period of 6 weeks from the date of service of the Order.

Works in Repairing Standard Enforcement Order completed since original inspection:

Items 1,2,3,5 and 6 above



Window repaired



New patio doors



Bath panel secured



Wardrobe doors rehung



Repaired plaster at power point

Works in Repairing Standard Enforcement Order outstanding following re-inspection:

Item 4 – Electrical Installation Condition Report provided is dated 17 August 2016

David M Lawrie

First-tier Tribunal Ordinary/Surveyor Member
27 March 2018

This is the Electrical Installation Condition Report
referred to in the Jargon Statement of Decision
dated 17/4/15
George Clark
N Watt & Son Ltd



N Watt &
Son Ltd.

Contractor's Reference Number

CRN/ N/A

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

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

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

DPN6C/

02802148

A. DETAILS OF THE CLIENT

Client: Matrix Property management

Address: 132 St Stephens Street
Edinburgh

Postcode: EH3 5AA

B. PURPOSE OF THE REPORT

Purpose for which
this
report is
required:

Scheduled Report

Date(s) on which inspection
and testing were carried out: 13/03/2018 - 13/03/2018

C. DETAILS OF THE INSTALLATION

Occupier:

Address: 2 Sighthill Grove
Edinburgh

Postcode: EH11 4QN

Estimated age of the
electrical installation: 35 years Evidence of alterations
or additions: yes If yes, estimated 1 years

Date of previous
inspection: Unknown Electrical Installation Certificate No or previous
Periodic Inspection or Condition Report No: N/A

Records of installation no
available: Records held by: Unknown

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

Extent of the electrical installation covered by this report:

Fixed wiring only

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

No appliances tested. 20% of accessories removed for a visual inspection. Cooker tested at double pole switch. boiler controls not tested. Shower Panels not removed. No IR carried out between L-N conductors.

Agreed with: Client

Operational limitations including the reasons (see page No.)

No access to test/inspect some sockets in the property.

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):

Satisfactory

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 C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that further investigation without delay (IT) 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 6 of BS 7671.
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Please see the 'Notes for Recipients'
on the reverse of this page.

Page 1 of 7

DPN6C/1

Original (to the person ordering the work)

Check your certificate is genuine, go to 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 Conforming 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



DPN6C/ 02802148

(FOR A SINGLE DWELLING

RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

...and the attached conclusion 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 ☐

[illegible]Additional pages? No ☒ Yes ☐ Specify page No(s):

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 installation 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

(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: *S. G. 117*

Name: SANDY WATT
(CAPITAL \$)

Position: Electrician

Date: 13/03/2018

REPORT REVIEWED AND CONFIRMED BY:

Signature:

Name: RIKKI BAIN
(CAPTAIN'S)

(Registered Qualified Supervisor for the Approved Contractor at J)

Date: 14/03/2018

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

Schedule of Test Results for the Installation: Page No(s) 7.8

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

Original (To the person ordering the work)

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: N Watt & Son Ltd

Address: 17 Southfield Farm Grove
Edinburgh

Telephone number: 07768696719

Email address: stuart@nwallandson.co.uk

Enrolment number: 0 3 3 8 5 6

Branch number: 0 0 0
(if applicable)

Postcode: EH15 1SR

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes or enter details as appropriate

System type(s)		Number and type of live conductors		Nature of supply parameters		Characteristics of primary supply overcurrent protective device(s)	
TNS	<input checked="" type="checkbox"/>	a.c.	<input checked="" type="checkbox"/>	Nominal voltage(s) U_0	N/A V	BS(EN) 1361	
TN-CS	N/A	1-phase (2-wire)	<input checked="" type="checkbox"/>	Nominal frequency, f_n	50 Hz	Type	2
TT	N/A	2-phase (3-wire)	N/A	Prospective fault current, I_{pf}	0.66 kA	Rated current	100 A
		3-phase (4-wire)	N/A	External earth fault loop impedance, Z_g	0.36 Ω	Short-circuit capacity	33 kA
		Other (please state)				Confirmation of supply polarity	<input checked="" type="checkbox"/> (<input checked="" type="checkbox"/>)

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes or enter details as appropriate

Means of earthing Distributor's facility: <input checked="" type="checkbox"/> Installation earth electrode: N/A		Details of installation earth electrode (where applicable) Type: (eg rod(s), tapes etc) Location: Electrode resistance, R_A : (Ω) Method of measurement:																																					
Main Switch/Switch-Fuse/Circuit-Breaker/RCD Type BS(EN): BS EN 60947-3 Isolator No of poles: 2 Primary supply conductors (material): copper Primary supply conductors (c.s.a.): 25 mm ² Voltage rating: 230 V Rated current, I_n : 100 A RCD operating current, $I_{\Delta n}$: N/A mA Rated time delay: N/A ms RCD operating time (at $I_{\Delta n}$): N/A ms		Earthing and protective bonding conductors <table> <tr> <th colspan="2">Earthing conductor</th><th colspan="2">Main protective bonding conductors</th><th colspan="2">Bonding of extraneous-conductive-parts (✓)</th></tr> <tr> <td>Conductor material:</td><td>copper</td><td>Conductor material:</td><td>copper</td><td>Water installation pipes:</td><td><input checked="" type="checkbox"/></td></tr> <tr> <td>Conductor c.s.a:</td><td>16 mm²</td><td>Conductor c.s.a:</td><td>10 mm²</td><td>Oil installation pipes:</td><td>N/A</td></tr> <tr> <td>Connection/continuity verified:</td><td><input checked="" type="checkbox"/> (✓)</td><td>Connection/continuity verified:</td><td><input checked="" type="checkbox"/> (✓)</td><td>Lightning protection:</td><td>N/A</td></tr> <tr> <td></td><td></td><td></td><td></td><td>Structural steel:</td><td>N/A</td></tr> <tr> <td></td><td></td><td></td><td></td><td>Gas installation pipes:</td><td><input checked="" type="checkbox"/></td></tr> </table>		Earthing conductor		Main protective bonding conductors		Bonding of extraneous-conductive-parts (✓)		Conductor material:	copper	Conductor material:	copper	Water installation pipes:	<input checked="" type="checkbox"/>	Conductor c.s.a:	16 mm ²	Conductor c.s.a:	10 mm ²	Oil installation pipes:	N/A	Connection/continuity verified:	<input checked="" type="checkbox"/> (✓)	Connection/continuity verified:	<input checked="" type="checkbox"/> (✓)	Lightning protection:	N/A					Structural steel:	N/A					Gas installation pipes:	<input checked="" type="checkbox"/>
Earthing conductor		Main protective bonding conductors		Bonding of extraneous-conductive-parts (✓)																																			
Conductor material:	copper	Conductor material:	copper	Water installation pipes:	<input checked="" type="checkbox"/>																																		
Conductor c.s.a:	16 mm ²	Conductor c.s.a:	10 mm ²	Oil installation pipes:	N/A																																		
Connection/continuity verified:	<input checked="" type="checkbox"/> (✓)	Connection/continuity verified:	<input checked="" type="checkbox"/> (✓)	Lightning protection:	N/A																																		
				Structural steel:	N/A																																		
				Gas installation pipes:	<input checked="" type="checkbox"/>																																		

* (Applicable only where an RCD is suitable and is used as a main circuit-breaker)

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	C3	Hall Cupboard
1.2 Service head	✓		4.2 Security of fixing	✓	
1.3 Distributor's earthing arrangement	✓		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	C3	Hall Cupboard (under stairway to flat above)
1.5 Metering equipment	✓		4.5 Enclosure not damaged/deteriorated so as to impair safety	✓	
1.6 Means of main isolation (where present)	N/A		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	✓	
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 connections	✓		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
UNF 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 Section F of the report.

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)	LIM	
4.19	RCDs provided for fault protection – includes RCBOs	✓		5.11	Provision of additional protection by RCD not exceeding 30 mA		
4.20	RCDs provided for additional protection – includes RCBOs	✓		• † for all socket-outlets of rating 20 A or less	✓		
4.21	Confirmation of indication that SPD is functional	N/A		• † for mobile equipment not exceeding a rating of 32A for use outdoors	✓		
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	✓		
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	✓	
5.2	Cables correctly supported throughout their length	✓		5.13	Band II cables segregated/separated from Band I cables	✓	
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)	✓		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)	LIM		5.18	Suitability of accessories for external influences	✓	

* 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 F1
(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
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>	✓	
5.20	Single-pole devices for switching or protection in line conductors only	✓		7.7	Recessed luminaires (downlighters)		
6.0	Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)				• correct type of lamps fitted	✓	
6.1	In general				• installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar	✓	
	• presence and condition of appropriate devices	✓			• no signs of overheating to surrounding building fabric	✓	
	• correct operation verified	✓			• no signs of overheating to conductors/terminations	✓	
6.2	For isolation and switching for mechanical maintenance only			8.0	Location(s) containing a bath or shower		
	• capable of being secured in the OFF position where appropriate	✓		8.1	Additional protection by RCD not exceeding 30 mA		
	• acceptable location – state if local or remote from equipment being controlled where appropriate	✓			• for low voltage circuits serving the location	✓	
	• clearly identified by position and/or durable marking(s)	✓			• for low voltage circuits passing through Zone 1 and Zone 2 not serving the location	N/A	
6.3	For isolation only			8.2	Where used as a protective measure, requirements for SELV or PELV are met	N/A	
	• warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	N/A		8.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3635	N/A	
7.0	Current-using equipment (Permanently connected)			8.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	✓	
7.1	Condition of equipment in terms of IP rating	✓		8.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	N/A	
7.2	Equipment does not constitute a fire hazard	✓		8.6	Suitability of equipment for external influences for installed location in terms of IP rating	✓	
7.3	Enclosure not damaged/deteriorated so as to impair safety	✓		8.7	Suitability of equipment for installation in a particular zone	✓	
7.4	Suitability for the environment and external influences	✓		9.0	Other special installations or locations - Part 7a		
7.5	Security of fixing	✓		9.1	List all other special installations or locations present, if any. (Record the results of particular inspection applied separately).	N/A	

* 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 Section F of the report.

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SCHEDULES

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 hold box.	Type of wiring (see code)	Reference method (see Appendix 4 of BS 7671)	Number of ports served	Live (mm ²)	cpc (mm ²)	Circuit conductors can be identified (see BS 7671)	Overcurrent protective devices				RCD Maximum $I_{\Delta n}$ provided by BS 7671	Circuit impedances (Ω)				Insulation resistance				Maximum measured earth fault loop impedance, Z_e (Ω)	RCD operating time at $I_{\Delta n}$ (ms)	Test after operation (✓)			
								BS (EN)	Type	Rating (A)	Dis- connect (A)		Rating (kA)	Reg final circuits only (measured end to end)	All circuits (if test cable is to be completed)	Line/Line (MΩ)	Line/Neutral (MΩ)	Line/Earth (MΩ)	Neutral/Earth (MΩ)							
																				Z_s (Line)				Z_n (Neutral)	Z_c (cpc)	Z_{sc} (Ω)
1	RCD							61008		63		30														
1.1	Sockets Lounge	A	C	3	2.5	1.5	0.4	60898	B	16	6		2.18			0.75	N/A	LIM	200	200	✓	1.01	23.5	14.2	✓	
1.2	Lights	B	A	12	1.5	1	0.4	60898	B	6	6		5.82			0.63	N/A	LIM	200	200	✓	0.96				
1.3	SPARE																									
1.4	SPARE																									
1.5	SPARE																									
2	RCD																									
2.1	Sockets- Kitchen	A	C	6	2.5	1.5	0.4	60898	B	32	6		1.08	0.18	0.18	0.23	0.15	N/A	LIM	200	200	✓	0.51	34.1	15	✓
2.2	Sockets Bedrooms, Hall	A	C	5	2.5	1.5	0.4	60898	B	16	6		2.18			0.25	N/A	LIM	200	200	✓	0.51				
2.3	SPARE																									
2.4	SPARE																									
2.5	SPARE																									
Location of consumer unit		Hall Cupboard						Designation of consumer unit		Distribution Board						Prospective fault current at consumer unit		0.66		kA						
TEST INSTRUMENTS		Test instruments (serial numbers) used																								
Multi-function		2289062		Insulation resistance				Continuity				Earth electrode resistance				Earth fault loop impedance				RCD						