

Housing and Property Chamber First-tier Tribunal for Scotland



Certificate of completion of work

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

Under section 60 of the Housing (Scotland) Act 2006

Case Reference Number: PRHP/RP/15/0314

Re: 30 Clifford Street, Glasgow G51 1PA (“the house”)

Land Register Title No: GLA40116

The Parties:-

Mr Sayed Gillani, formerly residing at the house (“the former tenant”)

Mr Wahsaka Singh Pall, 22 Eaglesham Road, Newton Mearns Glasgow G77 5BU (“the landlord”)

Tribunal members: – Sarah O’Neill (Chairperson); Lorraine Charles (Ordinary (Surveyor) Member)

CERTIFICATE OF COMPLETION

The First-tier Tribunal for Scotland (Housing and Property Chamber) (‘the tribunal’) hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the house issued by the Private Rented Housing Committee on 19 April 2016 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the house has been discharged.

A landlord, tenant or third-party applicant aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

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

In witness whereof these presents printed on this and the previous page are executed by Sarah O'Neill, solicitor, chairperson of the First-tier Tribunal (Housing and Property Chamber), at Glasgow on the 5th day of October 2017 before this witness:

S Corr witness S O'Neill chairperson

name in full

45 Robertson St Address

Glasgow

G-2 8JB

Housing and Property Chamber

First-tier Tribunal for Scotland



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

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5BU (“the landlord”)**

**Tribunal members: – Sarah O’Neill (Chairperson); Lorraine Charles (Ordinary
(Surveyor) Member)**

1. The Private Rented Housing Committee (‘the committee’) issued a Repairing Standard Enforcement Order (RSEO) in respect of the house on 19 April 2016.
2. The RSEO required the landlord to:
 1. Repair or replace the control valves on the radiators throughout the property to ensure that these are in a reasonable state of repair and in proper working order.
 2. Provide an up to date gas safety certificate in respect of the property by a Gas Safe registered engineer, showing that all gas installations and appliances, including in particular the radiators, have been checked and are working safely.
 3. Repair or replace the defective electrical sockets in bedroom 1, the kitchen and the living room as necessary in order to ensure that these are in a reasonable state of repair and in proper working order.
 4. Provide an up to date Electrical Installation Condition Report (EICR) in respect of the property by a suitably qualified and registered SELECT or NICEIC electrical contractor, showing that all electrical installations, fixtures

NICEIC electrical contractor, showing that all electrical installations, fixtures and fittings – including in particular the electrical sockets mentioned at 3 above and the fridge freezer - and all appliances have been checked and are working safely.

5. Should the above EICR show that the fridge freezer is not working safely, repair or replace the fridge freezer as necessary to ensure that it is in a reasonable state of repair and in proper working order.
6. Provide an appropriate key or keys which are capable of locking the windows throughout the property in order to ensure that they are in a reasonable state of repair and in proper working order.
7. Securely fix an appropriate cover to the front of the wall vent in bedroom 1 in order to ensure that the vent is in a reasonable state of repair and in proper working order
8. Repair or replace the bathroom door as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.
9. Repair or replace the vinyl flooring in the kitchen as necessary in order to ensure that it is safe and secure, and is in a reasonable state of repair and in proper working order.
10. Repair or replace the kitchen drawer which is not functioning correctly in order to ensure that it is in a reasonable state of repair and in proper working order.
11. Remove the gas fire in the living room from the property and repair the wall behind it to ensure that this is safe.
12. Replace and fix securely to the living room wall above the bay window the curtain rail and curtain, ensuring that the rail is capable of holding the curtain securely and is in a reasonable state of repair and in proper working order.
13. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.

The committee ordered that the works specified in the RSEO must be carried out and completed within the period of and completed within the period of four weeks from the date of service of the RSEO.

3. On 30 November 2016, the committee issued a decision under section 26 (1) of the Housing (Scotland) Act 2006 that the landlord had failed to comply with the RSEO, for the reasons set out in more detail in that decision.
4. On 1 December 2016, the functions of the committee were transferred to the First-tier Tribunal for Scotland (Housing and Property Chamber) (“ the tribunal”).
5. An email was received from the landlord’s agent, GPS Properties, on 25 April 2017, advising that the work detailed in the RSEO had been completed, and requesting that the tribunal arrange a re-inspection of the house. The tribunal

issued a direction to the landlord on 9 May 2017, requiring him to provide the documents required by the RSEO at items 2 and 4, namely an up to date gas safety certificate and an up to date Electrical Installation Condition Report (EICR) in respect of the house, by 31 May 2017.

6. On 30 May, an email was received from the landlord enclosing copy gas safety certificate and EICR in respect of the house. These were, however, the same documents which had previously been produced to the committee, which was not satisfied with these for the reasons set out in its Failure to Comply decision. The tribunal caseworker advised the landlord of this, and asked him to supply a gas safety certificate and EICR which did comply with the RSEO.
7. On 20 June, a gas safety certificate in respect of the house dated 20 June 2017 and an EICR in respect of the house dated 8 June 2017 were received from the landlord. The gas safety certificate had been issued by a Gas Safe registered engineer, SV Gas and Heating, Bearsden. It showed that the gas installations and appliances all passed the inspection, and were safe to use. The tribunal was satisfied that the gas safety certificate complied with item 2 of the RSEO.
8. The EICR, however, did not appear to have been carried out by an approved contractor, as required by the RSEO. It appeared to have been carried out by an NICEIC contractor, but confirmation was obtained from NICEIC on 14 July that the electrical contractor was not registered with them and was currently going through their registration process.
9. The tribunal caseworker wrote to the landlord on 20 July, advising that the tribunal required to see either: 1) a completed and signed checklist by the electrical contractor certifying that he was competent to carry out an EICR as required by the statutory guidance issued by Scottish Ministers on electrical safety standards or 2) an up to date EICR in respect of the house by a suitably qualified and registered SELECT or NICEIC electrical contractor, or a member of NAPIT, showing that all electrical installations, fixtures and fittings and appliances had been checked and were working safely.
10. On 22 August, a new EICR and PAT test certificate in respect of the house were received from the landlord. This EICR and PAT certificate were dated 14 August 2017, and were produced by a registered NICEIC contractor, IME Compliance Ltd, Glasgow. This showed the overall electrical installation to be satisfactory, and showed that the fridge freezer had passed the PAT test. The report made three observations, including references to a lack of RCD protection for socket circuits and for the bathroom lighting circuit. These were all classified as category C3 observations - improvement recommended. Section 13 (4A) of the Housing (Scotland) Act 2006 provides that in determining whether a house meets the standard of repair set out in sections 13 (1) (c) and (d) of the 2006 Act in relation

to installations for the supply of electricity and electrical fixtures, fittings and appliances regard is to be had to guidance issued by Scottish Ministers on electrical safety standards. The current guidance¹ states (at paragraph 15) that any element of the electrical installation that is classified as a C1 or C2 must be rectified in order to comply with the repairing standard. While the tribunal observes that the landlord may wish to take action to rectify the matters which are categorised as C3 observations, it is satisfied that the EICR complies with item 4 of the RSEO.

11. As the tribunal was now satisfied that the landlord had complied with items 2 and 4 of the RSEO, it arranged a re-inspection of the house in order to establish whether the other items in the RSEO had been complied with. The ordinary (surveyor) member of the tribunal carried out a re-inspection of the house on 11 September 2017. Her re-inspection report, including photographs which were taken during the re-inspection, is attached to this statement. She found that all items within the RSEO had now been completed.
12. The tribunal therefore determined that the works required by the RSEO have now been completed satisfactorily, and that the appropriate Certificate of Completion in terms of section 60 of the Housing (Scotland) Act 2006 should be issued.

Rights of Appeal

13. 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.
14. Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed..... **S O'Neill** Date..... 5/10/17.....
Sarah O'Neill, Chairperson

¹

<http://www.landlords.org.uk/sites/default/files/SCOTTISH%20GOVERNMENT%20GUIDANCE%20ON%20ELECTRICAL%20INSTALLATIONS%20AND%20APPLIANCES%20IN%20PRIVATE%20RENTED%20PROPERTY%20-%2019%20Feb%2015%20-%20Copy.pdf>

Housing and Property Chamber First-tier Tribunal for Scotland



Re-inspection Report



30 Clifford Street,

Glasgow

G51 1PA

PRHP/RP/15/0314

11th September 2017

Weather – Dry and bright

Surveyor – Lori Charles Ordinary Member

This is the re-inspection report dated 11 September 2017 referred to in the foregoing statement of reasons

S O'Neill

Inspection

The property was re-inspected on 11th September 2017 at 10am. Access was provided by the landlord Mr Wahsaka Singh Pall.

Repairing Standard Enforcement Order

1. Repair or replace the control valves on the radiators throughout the property to ensure that these are in a reasonable state of repair and in proper working order.
2. Provide an up to date gas safety certificate in respect of the property by a Gas Safe registered engineer, showing that all gas installations and appliances, including in particular the radiators, have been checked and are working safely.
3. Repair or replace the defective electrical sockets in bedroom 1, the kitchen and the living room as necessary in order to ensure that these are in a reasonable state of repair and in proper working order.
4. Provide an up to date Electrical Installation Condition Report (EICR) in respect of the property by a suitably qualified and registered SELECT or NICEIC electrical contractor, showing that all electrical installations, fixtures and fittings – including in particular the electrical sockets mentioned at 3 above and the fridge freezer - and all appliances have been checked and are working safely.
5. Should the above EICR show that the fridge freezer is not working safely, repair or replace the fridge freezer as necessary to ensure that it is in a reasonable state of repair and in proper working order.
6. Provide an appropriate key or keys which are capable of locking the windows throughout the property in order to ensure that they are in a reasonable state of repair and in proper working order.
7. Securely fix an appropriate cover to the front of the wall vent in bedroom 1 in order to ensure that the vent is in a reasonable state of repair and in proper working order
8. Repair or replace the bathroom door as necessary in order to ensure that it is in a reasonable state of repair and in proper working order.
9. Repair or replace the vinyl flooring in the kitchen as necessary in order to ensure that it is safe and secure, and is in a reasonable state of repair and in proper working order.
10. Repair or replace the kitchen drawer which is not functioning correctly in order to ensure that it is in a reasonable state of repair and in proper working order.
11. Remove the gas fire in the living room from the property and repair the wall behind it to ensure that this is safe.

12. Replace and fix securely to the living room wall above the bay window the curtain rail and curtain, ensuring that the rail is capable of holding the curtain securely and is in a reasonable state of repair and in proper working order.

13. On completion of all the above works, ensure that all affected finishes and decoration are restored to an acceptable standard.

Works in RSEO undertaken:

All works indicated above have now been completed.

Certificates received

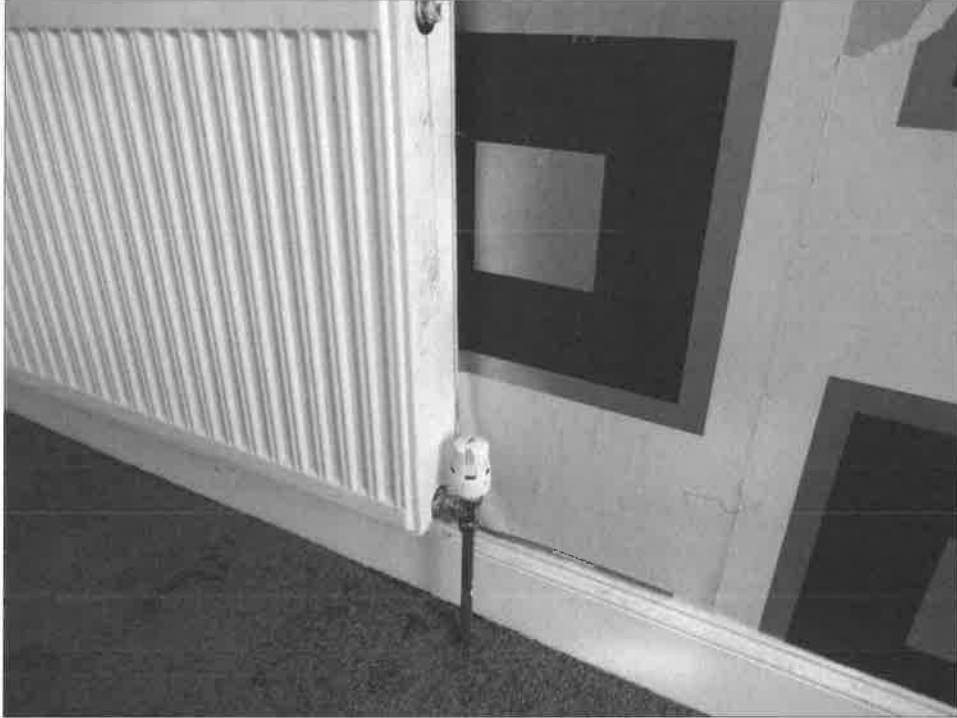
1) EICR dated 14/8/17 received

2) Gas safety certificate dated 20/6/17 received

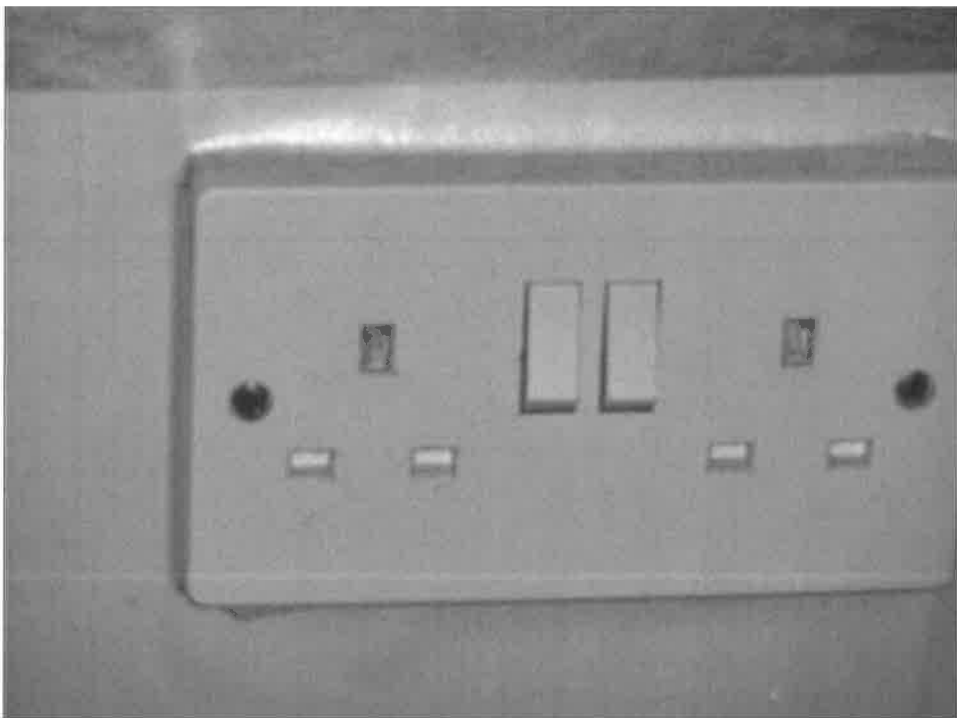
Photographs attached Appendix 1

Appendix 1

Photograph Schedule – 30 Clifford St



Radiators all fitted with control valves



All broken electrical sockets replaced



Fridge freezer has been PAT tested along with all portable appliances



All windows tested, have a key and are able to open, close and lock



Vent grill fitted



Replacement hinges fitted to bathroom door



New vinyl fitted to kitchen floor



Kitchen drawers repaired



Gas fire removed from lounge and wall repaired



Curtains and curtain rail removed and new vertical blinds fitted.

Signed *Lori Charles*

Dated 11th September 2017

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

Certificate Reference: 0000000659

DETAILS OF THE CLIENT

Client: Mr P Singh
Address: 34 Arkleston Drive
Paisley
Renfrewshire
Postcode: PA1 3EN

ADDRESS AND DETAILS OF THE INSTALLATION

Installation: 30 Clifford Street
Address: Govan
Glasgow
Postcode: G51 1PA

Estimated age of electrical installation:	10+ years	if yes,	5+ years
Evidence of alterations or additions:	N/A	estimated age:	N/A
Date of previous inspection:	N/A	Installation Cert number:	N/A
Records of installation available:	N/A	Records held by:	N/A

PURPOSE OF THE REPORT

Purpose for which this report is required: Landlords safety report.

EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report: 25% of the installation in accordance with item 3.8.4 of Guidance Note 3.


Agreed and operational limitations of the inspection and testing (include reasons and person agreed with):
No lifting of floor boards or inspection of loft space. No access to supply fuse. No access to high level lighting.

The inspection and testing detailed in this report and accompanying schedules has been carried out in accordance with BS 7671:2008 (IET Wiring Regulations), as amended to 2015. It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described on page 1 (see section 3), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see section 8) and the attached schedules (see section 15), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see section 4).

For the INSPECTION, TESTING AND ASSESSMENT of the report:

Name: Mark Thomson Position: Qualified Supervisor Signature:  Date: 14/08/2017

DETAILS OF THE ELECTRICAL CONTRACTOR

Trading Title: IME Compliance Ltd
Address: 14 St Bryde Street
East Kilbride
Glasgow



Registration Number: 027424 Telephone Number: 01355237218

Postcode: G74 4HQ

SUMMARY OF THE CONDITION OF THE INSTALLATION

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

Overall assessment of the installation in terms of its suitability for continued use*:

SATISFACTORY

* An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified.

This is the EICR dated 14 August 2017 relevant to the body

Statement of works

RECOMMENDATIONS

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

General condition of the installation in terms of electrical safety:
Installation is in a satisfactory condition and is fit for purpose and continued use.

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, months or weeks, as appropriate)

provided that any items in section 8 which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see section 8).

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements	Number and Type of Live Conductors	Nominal voltage(s):	Nature of Supply Parameters		Supply Protective Device
			U:	Nominal frequency, f:	
TN-S N/A	1-phase (2 wire): ✓ 3-phase (3 wire): N/A	Uo: 230 V	240 V	50 Hz	LIM
TN-C-S ✓	3-phase (4 wire): N/A Other: N/A	External earth fault loop impedance, Ze: 0.15 Ω			LIM
TT N/A	Confirmation of supply polarity: ✓	Prospective fault current, Ipf: 1.49 kA			LIM A Short-circuit capacity: LIM kA

PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing		Details of Installation Earth Electrode (where applicable)		Location:	Method of measurement:	Protective measure(s) against electric shock:	ADS
Distributor's facility:	Type:	Type:	Resistance to Earth:				
Installation earth electrode:	N/A	N/A	Ω	N/A	N/A		
Main Switch / Switch-Fuse / Circuit-Breaker / RCD							
Type BS(EN):	5419 Isolator	Current rating:	100 A	Supply conductors material:	Copper	Rated residual operating current (I _{Δn}):	N/A mA
Number of poles:	2	Fuse/device rating or setting:	N/A A	Supply conductors csa:	25 mm ²	Rated time delay:	N/A ms
		Voltage rating:	415 V			Measured operating time (at I _{Δn}):	N/A ms
Earthing and Protective Bonding Conductors							
Earthing conductor		Copper		csa:	16 mm ²	Connection/continuity verified:	✓
Main protective bonding conductors		Copper		csa:	10 mm ²	Connection/continuity verified:	✓
						To water installation pipes:	✓
						To oil installation pipes:	N/A
						To lightning protection:	N/A
						To other service(s):	N/A
						To structural steel:	N/A
						To gas installation pipes:	✓

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

Item	Description	Comment	Outcome											
1.0	DISTRIBUTORS / SUPPLY INTAKE EQUIPMENT													
1.1	Condition of service cable		✓											
1.2	Condition of service head		✓											
1.3	Condition of distributor's earthing arrangement		✓											
1.4	Condition of tails - Distributor/Consumer		✓											
1.5	Condition of metering equipment		✓											
1.6	Condition of isolator (where present)		✓											
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES (551.6; 551.7)		N/A											
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chapter 54)													
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)		✓											
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)		N/A											
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)		✓											
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)		✓											
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)		✓											
3.6	Confirmation of main protective bonding conductor sizes (544.1)		✓											
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)		✓											
3.8	Accessibility and condition of other protective bonding connections (543.3.2)		✓											
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)		✓											
4.2	Security of fixing (134.1.1)		✓											
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)		✓											
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)		✓											
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))		✓											
4.6	Presence of main linked switch (as required by 537.1.4)		✓											
4.7	Operation of main switch (functional check) (612.13.2)		✓											
4.8	Manual operation of circuit-breakers and RCD's to prove disconnection (612.13.2)		✓											
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)		✓											
4.10	Presence of RCD quarterly test notice at or near consumer unit/distribution board (514.12.2)		✓											
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)		✓											
4.12	Presence of alternative supply warning at or near consumer unit/distribution board (514.15)		✓											
4.13	Presence of other required labelling (please specify) (Section 514)		✓											
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)		✓											
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.2)		✓											
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.11)		✓											
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)		✓											
4.18	RCD(s) provided for fault protection - includes RCB0s (411.4.9; 411.5.2; 531.2)		✓											
OUTCOMES	Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2015.

Ref: 0000000659

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

Item	Description	Comment	Outcome
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	N/A	C3
4.20	Confirmation of indication that SPD is functional (534.2.8)	N/A	N/A
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	N/A	N/A
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A	N/A
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	N/A
5.0 FINAL CIRCUITS			
5.1	Identification of conductors (514.3.1)	N/A	✓
5.2	Cables correctly supported throughout their run (522.8.5)	N/A	✓
5.3	Condition of insulation of live parts (416.1)	N/A	✓
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) (to include the integrity of conduit and trunking systems in metallic and plastic)	N/A	✓
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	N/A	✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	N/A	✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	✓
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	N/A	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	N/A	✓
5.10	Concealed cables installed in prescribed zones (see Extent and Limitations) (522.6.202)	N/A	LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Extent and Limitations) (522.6.204)	N/A	LIM
5.12	Provision of additional protection by RCD not exceeding 30mA:		
5.12.1	For all socket-outlets of rating 20A or less, unless an exception is permitted (411.3.3)	N/A	C3
5.12.2	For supply to mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	N/A	C3
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	N/A	C3
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A	C3
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	N/A
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	N/A	✓
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A	✓
5.17	Termination of cables at enclosures - indicate extent of sampling in Extent and Limitations of the report (Section 526)		
5.17.1	Connections soundly made and under no undue strain (526.6)	N/A	✓
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	N/A	✓
5.17.3	Connections of live conductors adequately enclosed (526.5)	N/A	✓
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	N/A	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))	N/A	✓
5.19	Suitability of accessories for external influences (512.2)	N/A	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	N/A	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.2)	N/A	✓

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

Item	Description	Comment	Outcome											
6.0	ISOLATION AND SWITCHING (ISOLATION, SWITCHING OFF FOR MECHANICAL MAINTENANCE, EMERGENCY STOPPING AND FUNCTIONAL SWITCHING)													
6.1	In General													
6.1.1	Presence and condition of appropriate devices (537.2.2)		N/A ✓											
6.1.2	Correct operation verified (612.1.3.2)		N/A ✓											
6.2	For isolation and switching for mechanical maintenance only													
6.2.1	Capable of being secured in the OFF position where appropriate (537.2.1.2)		N/A ✓											
6.2.2	Acceptable location - state if local or remote from equipment being controlled where appropriate (537.2.1.5)		N/A ✓											
6.2.3	Clearly identified by position and/or durable marking(s) (537.2.2.6)		N/A ✓											
6.3	For isolation only													
6.3.1	Warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.2.1.3)		N/A ✓											
6.4	For emergency switching/stopping only													
6.4.1	Readily accessible for operation where danger might occur (537.4.2.5)		N/A ✓											
7.0	CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)													
7.1	Condition of equipment in terms of IP rating (416.2)		N/A ✓											
7.2	Equipment does not constitute a fire hazard (Section 421)		N/A ✓											
7.3	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))		N/A ✓											
7.4	Suitability for the environment and external influences (512.2)		N/A ✓											
7.5	Security of fixing (134.1.1)		N/A ✓											
7.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire List number and location of luminaires inspected. (Separate page)		N/A LIM											
7.7	Recessed luminaires (downlighters)													
7.7.1	Correct type of lammps fitted		N/A											
7.7.2	Installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar (421.1.2)		N/A											
7.7.3	No signs of overheating to surrounding building fabric (559.4.1)		N/A											
7.7.4	No signs of overheating to conductors/terminations (526.1)		N/A											
8.0	LOCATION(S) CONTAINING A BATH OR SHOWER													
8.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)		N/A C3											
8.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)		N/A											
8.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)		N/A											
8.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)		N/A											
8.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from Zone 1 (701.512.3)		N/A ✓											
8.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)		N/A ✓											
8.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)		N/A ✓											
8.8	Suitability of current-using equipment for particular position within the location (701.55)		N/A ✓											
9.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS													
	List all other special installation or locations present, if any. (Record separately the results of particular inspections applied.)													
9.1	N/A		N/A											
9.2	N/A		N/A											
OUTCOMES	Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A

This form is based on the model shown in Appendix 6 of BS 7671:2008 amended 2015.

Ref: 0000000659

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Designation of consumer unit: **DB No.1** Location: **Hallway** Prospective fault current: **N/A** Type of Wiring: **KA** **O-Other:** **N/A**

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa		Max disconnect time permitted by BS7671 s	BS(EN)	Overcurrent protective devices			RCD	Circuit impedances (Ohms)		Insulation resistance		Polarity	Maximum measured earth fault loop impedance Zs Ω	Disconnection time at 1 Δ n ms	Disconnection time at 5 Δ n ms	Test button operation							
					Live mm ²	cpc mm ²			Type No	Rating A	Capacity KA		Operating current, I Δ n mA	Maximum Z _s permitted by BS7671 Ω	r ₁ (Line)	r _n (Neutral)						r ₂ (cpc)	R ₁ +R ₂	R ₂	Live - Live M Ω	Live - Earth M Ω		
1	Cooker & Heating	A	C	2	6	2.5	0.4	3871	1	32	4.5	N/A	1.71	N/A	N/A	N/A	0.09	N/A	>200	>200	>200	>200	✓	0.24	N/A	N/A	N/A	✓
2	Shower	A	C	1	6	2.5	0.4	3871	1	32	4.5	30	1.71	N/A	N/A	N/A	0.29	N/A	>200	>200	>200	>200	✓	0.44	33	17	✓	
3	Sockets	A	C	8	2.5	1.5	0.4	3871	1	32	4.5	N/A	1.71	0.44	0.44	0.74	0.19	N/A	>200	>200	>200	>200	✓	0.34	N/A	N/A	N/A	
4	Sockets	A	C	12	2.5	1.5	0.4	3871	1	32	4.5	N/A	1.71	0.42	0.42	0.69	0.20	N/A	>200	>200	>200	>200	✓	0.35	N/A	N/A	N/A	
5	Unverified	A	C	LIM	2.5	1.5	0.4	3871	1	15	4.5	N/A	3.64	N/A	N/A	N/A	N/A	N/A	LIM	>200	>200	LIM	N/A	N/A	N/A	N/A	N/A	
6	Socket at DB	A	C	1	2.5	1.5	0.4	3871	1	15	4.5	N/A	3.64	N/A	N/A	0.02	N/A	N/A	>200	>200	>200	>200	✓	0.17	N/A	N/A	N/A	
7	Lights Hallway, Living Room & Smokes	A	C	4	1.5	1.0	0.4	3871	2	6	6	N/A	5.20	N/A	N/A	N/A	LIM	N/A	>200	>200	>200	>200	✓	LIM	N/A	N/A	N/A	
8	Lights Kitchen, Bathroom, Bedrooms & Smoke/Heat Alarm	A	C	6	1.5	1.0	0.4	3871	2	6	6	N/A	5.20	N/A	N/A	N/A	LIM	N/A	>200	>200	>200	>200	✓	LIM	N/A	N/A	N/A	

TEST INSTRUMENTS

Multifunctional: **MFT1710** Insulation resistance: **N/A** Continuity: **N/A**
 Earth electrode resistance: **N/A** Earth fault loop impedance: **N/A** RCD: **N/A**

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

This Report is an important and valuable document which should be retained for future reference.

The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in satisfactory condition for continued service (see Section 7). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger. The person ordering the Report should have received the "original" Report and the inspector should have retained a duplicate. The "original" Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

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

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

Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in section 4 - Extent and Limitations on page 1. For items classified in the observations as C1 ("Danger present"), the safety of those using the installation is at risk, and it is recommended that a skilled person competent in electrical work undertakes the necessary remedial work immediately.

For items classified in the observations as C2 ("Potentially dangerous"), the safety of those using the installation may be at risk and it is recommended that a skilled person competent in electrical installation work undertakes the necessary remedial work as a matter of urgency. Where it has been stated that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code of C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 8 - Recommendations).

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



IME Electrical Contracts Ltd - Results for PATs 2017: 30 Clifford Street, Glasgow



Test No.	Site	Location	Asset Number	Description	Asset Type	Asset Status	Last Test	Last Date	Last Result	Next Test	Next Date
1	30 Clifford Street	KITCHEN	1	HomeKing FRIDGE FREEZER	PATS	In-Service	Full Test	01/08/2017	PASS	Full Test	01/08/2018
2	30 Clifford Street	KITCHEN	2	HomeKing FRIDGE FREEZER	PATS	In-Service	Full Test	01/08/2017	PASS	Full Test	01/08/2018
3	30 Clifford Street	KITCHEN	3	Hotpoint WASHING MACHINE	PATS	In-Service	Full Test	01/08/2017	PASS	Full Test	01/08/2018
4	30 Clifford Street	KITCHEN	4	Tesco MICROWAVE	PATS	In-Service	Full Test	01/08/2017	PASS	Full Test	01/08/2018

Number of appliances tested : 4

Number of FAILED appliances : 0

Serial No
MAGSS 252803

LANDLORD/HOMEOWNER GAS SAFETY RECORD

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

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



Details of Registered Business

Gas Safe Register No 596073

Registered Engineer's Name S. WEAVER

Gas Safe Register Licence Number 4095293

Business SV Gas and Heating

Address 13 Mans Rose nr Beardsden

Postcode G1 3SY

Contact No 01966 699 696

Details of Site

Name (Mr/Mrs/Miss/Ms) WAHSAKA PALL

Address 30 CLIFFORD ST COVENTRY

Postcode G51 1PA

Contact No _____

Details of Customer/Landlord (or agent where appropriate)

Name (Mr/Mrs/Miss/Ms) WILLIAM PAUL

Address 34 ARKLESTON DR PAISLEY

Postcode PA1 3EN

Contact No 07598 381875

Number of Appliances tested

Outcome of gas installation pipework visual inspection? Pass / Fail/NA

Outcome of gas supply pipework visual inspection? Pass / Fail/NA

Is the Emergency Control Valve access satisfactory? Pass / Fail/NA

Outcome of gas tightness test? Pass / Fail/NA

Is the Protective Equipotential bonding satisfactory? Pass / Fail/NA

Appliance Details		Model	Owned by Landlord/homeowner	Inspected	Type of flue
1	Kettle	ORBYE PATROL M2E	Y	Y	FF
2	Kettle	ORBYE SPARES	Y	Y	FF
3	Kettle	COOKER STOVES	Y	Y	FF
4					

Inspection Details										
	Operating pressure in mbar and/or heat input kW/h or Btu/h	Operation of safety device(s)	Ventilation satisfactory	Visual condition of flue and termination	Flue operation checks	Combustion analyser reading (if applicable)	Appliance serviced	CO Alarm fitted	CO Alarm tested (if fitted)	SAFE TO USE
1	20.25	PASS	YES	PASS	PASS	20.6	YES	YES	PASS	YES
2	6.3kW	PASS	YES	PASS	PASS	20.6	YES	YES	PASS	YES
3										
4										

Defect(s) Identified

1 _____

2 _____

3 _____

4 _____

Remedial Action Taken (numbering should correspond to defects above.)

1 _____

2 _____

3 _____

4 _____

Details of Work carried out

Record issued by: Signature [Signature]

Print Name S. WEAVER

Received by: Signature [Signature]

Date appliance(s)/flue(s) checked 20/6/2017

ATTENTION

Next safety check due by: _____

Do not forget to re-order your pads using reference GSR LGSR PAD2 at www.gassafetyshop.co.uk

Top Copy - Landlord/Homeowner/Managing Agent Green Copy - Tenant Yellow Copy - Registered Business

This is the gas safety certificate this is the gas safety certificate this is the gas safety certificate

the following statement of repairs

20 June 2017

Landlord/Homeowner Gas Safety Record Check List Guidance

1. Verify with the occupant any problems with the gas installation and appliances.
 - (a) Open-flue chimney systems
Verify the condition, full route and materials (where practicable) of the chimney. Where applicable the suitability and condition of terminals or chimney pots fitted.
2. Verify that there is an adequate supply of air to all appliances.
 - (b) Verify the appliance flue connection to any chimney or flue-liner. In the case of a back boiler installation, check all pipe ducts or voids entering the builder's opening including the annular space around any flue-liner/flue connection are correctly sealed.
3. Verify satisfactory operation of appliance, control taps, any ignition system, any flame supervision devices fitted, and appliance controls.
 - (c) Perform a flue flow check.
4. Verify satisfactory flame picture of burners.
 - (d) For a gas fire, check and clear the catchment space (as required) and check that any dampers have been removed or fixed in the fully open position.
5. Verify clearances from combustible materials and surfaces.
 - (e) Perform an appliance spillage test using any guidance given by the manufacturer.
6. Verify the stability of the appliance(s) including the provision of stability devices on cookers.
7. Verify gas installation pipework and where appropriate any flexible connections are in good condition and compliance with relevant standards.
 - (a) Room-sealed appliances
8. Verify the operating gas pressure or/and heat input rate are correct.
 - (a) Verify case seal and sight glass seal on appliance; replace as necessary.
9. Test all disturbed gas connections for tightness using leak detection fluid and carry out full gas tightness test if required.
 - (b) Verify position of terminal, clearances from corners and items such as vegetation and terminal guard fitted as appropriate.
10. Advise the gas user of any defects/further work required.

NOTE: This is not an exhaustive list