

# **Housing and Property Chamber**

## **First-tier Tribunal for Scotland**

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### **Repairing Standard Enforcement Order**

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

(Hereinafter referred to as "the tribunal")

**Case Reference Number: FTS/HPC/RT/17/0019**

**Re: Flat 2/1, 39 Annette Street, Glasgow G42 8EH ("the house")**

**Land Register Title No: GLA84901**

### **The Parties:-**

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

**Mr Rana Mohammed Aslam and Mrs Nasreen Mohammed Aslam, 66 Rossendale Road, Glasgow G41 3RH ("the landlords")**

**Mr Tibor Gabor, residing at the house ("the tenant") (non-participating party)**

**Tribunal member: Sarah O'Neill (Chairing member)**

**NOTICE TO: Mr Rana Mohammed Aslam and Mrs Nasreen Mohammed Aslam (the landlords)**

Whereas in terms of its decision dated 4 April 2017, the tribunal determined that the landlords had failed to comply with the duty imposed on them by Section 14 (1) (b) of the Act, and in particular that the landlords have failed to ensure that the house meets the repairing standard in that the installations in the house for the supply of gas and electricity and for space heating and heating water are not in a reasonable state of repair and in proper working order.

The tribunal therefore makes a Repairing Standard Enforcement Order (RSEO) as required by section 24 (2) of the Act.

The Tribunal now requires the landlords to carry out such work as is necessary for the purpose 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 before the date specified in this order.

In particular, the Tribunal requires the landlords to:

1. Instruct a suitably qualified and registered SELECT or NICEIC electrical contractor, or a member of NAPIT, to carry out an electrical safety inspection at the house.
2. Should the electrical safety inspection identify any Category 1 or Category 2 observations, ensure that any necessary work is carried out by a suitably qualified contractor to address these observations and ensure that the electrical installation is in a reasonable state of repair and in proper working order.
3. Provide an up to date Electrical Installation Condition Report (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 all appliances have been checked and are working safely.
4. Instruct a Gas Safe registered engineer to carry out any works required within the house to ensure that the protective equipotential bonding is working safely, and is in a reasonable state of repair and in proper working order.
5. Provide an up to date gas safety certificate (dated after 18 January 2017) in respect of the house by a Gas Safe registered engineer, showing that all gas installations and appliances, including the protective equipotential bonding have been checked and are working safely.

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

### **Rights 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.

**Please note that in terms of section 28(1) of the Housing (Scotland) Act 2006, a landlord who, without reasonable excuse, fails to comply with a RSEO commits an offence liable on summary conviction to a fine not exceeding level 3 on the standard scale. A landlord (and that includes any landlord's successor in title) also commits an offence if he or she enters into a tenancy or occupancy arrangement in relation to a house at any time during which a RSEO has effect in relation to the house. This is in terms of Section 28(5) of the Act.**

IN WITNESS WHEREOF these presents typewritten on this and the two preceding pages are signed by Sarah Frances O'Neill, solicitor, Chairing member of the First-tier Tribunal (Housing and Property Chamber), at Glasgow on the fourth day of April, Two Thousand and Seventeen before this witness –

**E Johnston** \_\_\_\_\_ **S O'Neill** \_\_\_\_\_  
witness Chairing member

\_\_\_\_ name in full

50 CAMERLODGE address  
GLASGOW

G12 9QT

# **Housing and Property Chamber**

## **First-tier Tribunal for Scotland**

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### **Statement of Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber)**

(Hereinafter referred to as "the tribunal")

Under Section 24(1) of the Housing (Scotland) Act 2006 ("the Act")

**Case Reference Number: FTS/HPC/RT/17/0019**

**Re: Flat 2/1, 39 Annette Street, Glasgow G42 8EH ("the house")**

**Land Register Title No: GLA84901**

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#### **The Parties:-**

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

**Mr Rana Mohammed Aslam and Mrs Nasreen Mohammed Aslam, 66 Rossendale Road, Glasgow G41 3RH ("the landlords")**

**Mr Tibor Gabor, residing at the house ("the tenant") (non-participating party)**

**Tribunal member: Sarah O'Neill (Chairing member)**

#### **Decision**

The tribunal, having made such enquiries as it saw fit for the purposes of determining whether the landlords have complied with the duty imposed by Section 14 (1) (b) of the Housing (Scotland) Act 2006 ("the Act") in relation to the property, and taking account of all the available evidence, determines that the landlords have failed to comply with the duty imposed on them by Section 14 (1) (b) of the Act. The tribunal therefore issues a Repairing Standard Enforcement Order. The tribunal's decision is unanimous.

## Background

1. By application received on 18 January 2017, the third-party applicant applied to the tribunal for a determination that the landlords had failed to comply with their duties under Section 14(1) of the Act.
2. At the time the application was made, there was a tenant, Mr Tibor Gabor, residing at the house. The third-party applicant indicated in the application that it had notified the tenant of its intention to make the application, but that he did not wish to be treated as a party to the application.
3. In its application, the third-party applicant stated that it believed the landlords had failed to comply with their duty to ensure that the property met the repairing standard as set out in section 13(1) (c) of the Act. Its application stated that the landlords had failed to ensure that:
  - the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order
4. The third-party applicant included the following complaints in its application form:
  1. There is a recorded failure on the gas safety certificate.
  2. An EICR (Electrical Installation Condition Report) has not been obtained.
5. The third-party applicant stated in its application that the following work required to be carried out at the house:
  - All repair work necessary to ensure that a valid gas safety certificate and an EICR are issued following inspections.
6. On 25 January 2017, a Convener of the tribunal, with delegated powers under Section 96 of the Housing (Scotland) Act 2014 and Section 21 (8A) of the Housing (Scotland) Act 2006, issued a minute of decision stating that she considered that in terms of section 23 (3) of the Act there was no longer a reasonable prospect of the dispute being resolved between the parties at a later date; that she had considered the application paperwork comprising documents received on 18 January 2017; and intimating her decision to refer the application to a tribunal for determination.

7. The Chamber President wrote to the parties on 10 February 2017, notifying them under and in terms of the Act of her decision to refer the application under Section 22(1A) of the Act to a tribunal for determination, and that an inspection and a hearing would take place on 21 March 2017. Written representations were requested by 3 March 2017.
8. On 13 February 2017, written representations were received from the third-party applicant. Written representations were received by email from Mr Rana Mohammed Aslam, one of the landlords, on 23 February 2017.
9. On 3 March 2017, the tribunal (consisting of Sarah O'Neill, Chairperson and Andrew Murray, Surveyor) issued a direction to the landlords, requiring them to provide by 17 March 2017: 1) an up to date Electrical Installation Condition Report (EICR) in respect of the house by a suitably qualified and registered SELECT or NICEIC contractor, or a member of NAPIT, showing that all electrical installations and fixtures and fittings had been checked and were working safely and 2) an up to date gas safety certificate (dated after 18 January 2017) in respect of the house by a Gas Safe registered engineer, showing that all gas installations and appliances, including the protective equipotential bonding, had been checked and were working safely.
10. Regarding item 2), the tribunal noted that, while a gas safety certificate dated 5 January 2017 had been provided to it, the protective equipotential bonding was shown as failing the required standard as at that date. No response was received to the tribunal's direction by the stated deadline.

### **The inspection**

11. The tribunal (consisting of the Chairing member, Sarah O'Neill) inspected the house on the morning of 21 March 2017. The weather conditions at the time of the committee's inspection were cold and overcast. The ordinary (surveyor) member of the tribunal was unable to attend the inspection at short notice, due to travel problems as a result of poor weather conditions. Given the nature of the repairing issues to be considered, the chairing member decided that it would be appropriate to proceed with the inspection without the surveyor member.
12. She was accompanied by Mrs Patricia Pryce, legal member, who was observing the proceedings as an appraiser. Mr John Dundas, Community Relations Officer, Glasgow City Council, was present at the inspection on behalf of the third-party applicant, and had brought with him an interpreter to assist, as the tenant was unable to speak English. The tenant and his wife were also present at the property during the inspection. The landlords were



not present or represented at the inspection. Photographs were taken during the inspection, and these are attached as a schedule to this decision.

### **The house**

13. The house is a second floor flat within a four-storey sandstone tenement block. It is in the region of 100 years old. The tenancy agreement stated that the house is let on an unfurnished basis.

### **The hearing**

14. Following the inspection, the tribunal held a hearing at Wellington House, 134-136 Wellington Street, Glasgow G2 2XL. The third-party applicant was not present and was not represented; Mr Dundas had informed the tribunal at the inspection that he would not be able to attend the hearing. The landlords were not present or represented. The tribunal was satisfied that the hearing had been duly notified to both the landlords and their letting agent in terms of rule 27 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2016 ('the regulations'). It therefore proceeded to deal with the application on the basis of all the evidence before it, in terms of rule 51 of the regulations.

### **Preliminary issues**

15. The ordinary (surveyor) member of the tribunal arrived at the hearing venue in time to attend the hearing. As he had been unable to attend the inspection, however, the chairing member took the decision that it would not be appropriate for him to be involved in making a decision on the application. She therefore proceeded to make the determination alone.

### **The evidence**

16. The evidence before the tribunal consisted of:
  - The application form completed by the third-party applicant.
  - Registers Direct copy of Land Register title GLA84901, which confirmed that the house is owned jointly by Mr Rana Mohammed Aslam and Nasreen Mohammed (otherwise Nasreen Mohammed Aslam).
  - Tenancy agreement between the landlords and the tenant in respect of the house dated 13 June 2016, together with form AT5 of the same date.
  - Copy of Glasgow City Council Third Party Reporting Property Inspection Form dated 4 October 2016.

- Copy notification letters dated 5 and 25 October 2016 from John Dundas to Mr Aslam, together with covering email from Mr Dundas to Mr Aslam dated 2 November 2016.
- Email from Mr Dundas to Mr Aslam dated 25 October 2016 enclosing notification letter dated 25 October 2016, together with copy guidance on: the provision of carbon monoxide alarms in private rented housing; satisfactory provision for detecting and warning of fires; the repairing standard; and electrical installations and appliances in private rented property.
- Various email correspondence between Mr Dundas and Mr Aslam dated between 10 November 2016 and 20 February 2017.
- Copy of gas safety certificate in respect of the house dated 5 January 2017.
- Undated letter from the third-party applicant to Mr Aslam setting out a 'timeline' of the third-party's involvement with the property between 3 October 2016 and 18 January 2017.
- Written representations received from the third-party applicant on 13 February 2017.
- Written representations received from Mr Aslam on 23 February 2017.
- Further emails received from Mr Dundas on 8, 10 and 15 March 2017.
- A further email received from Mr Aslam on 4 March 2017, together with various attached emails between the landlord's agent, AVJ Homes and an electrical contractor, and a print out of a text message from the landlord's agent.
- The tribunal's inspection of the property.

### **Summary of the issues**

17. The issue to be determined was whether the house meets the repairing standard as set out in Section 13 of the Act, and whether the landlords had complied with the duty imposed on them by section 14 (1) (b).

### **Findings of fact**

18. The tribunal made the following findings in fact:
  - The tenant entered into a tenancy agreement with Mr Aslam on 13 June 2016 to rent the house for twelve months from 24 June 2016. Mr Dundas advised the tribunal that the tenant had, in fact, been living in the house since around 2012/13, and the tenant confirmed this through the interpreter at the inspection.
  - The house is owned jointly by Mr Rana Mohammed Aslam and Mrs Nasreen Mohammed (otherwise Nasreen Mohammed Aslam).



- The registered landlord in respect of the house is Rana Mohammed Aslam.
- The house is let on behalf of the landlords by their letting agent, AVJ Homes, 279 Castlemilk Road, Glasgow G44 4LE.
- At its inspection, the tribunal observed the following:
  - i. The boiler appeared to be operational and the central heating was on at the time.
  - ii. The boiler was wired through a fused spur on the wall.
  - iii. The double wall electrical socket in the kitchen close to the boiler had been replaced.
  - iv. There was a gas cooker in the kitchen.
  - v. There was a gas fire in the living room, which did not appear to be operational. The tenant confirmed that the fire was not in use.

### **Reasons for decision**

19. The complaints before the tribunal as set out in the third-party applicant's application and the tribunal's determinations in relation to each of these are set out below.

#### **1. There is a recorded failure on the gas safety certificate.**

20. The gas safety certificate in respect of the property dated 5 January 2017, which was before the tribunal, identified four defects. The certificate showed that the installation failed in one respect: that the protective equipotential bonding was not satisfactory. In its direction of 3 March 2017, the tribunal required the landlords to provide an up to date gas safety certificate (dated after 18 January 2017) in respect of the house by a Gas Safe registered engineer, showing that all gas installations and appliances, including the protective equipotential bonding, had been checked and are working safely.

21. An up to date certificate was not produced by the landlords in respect of the house by the deadline fixed by the tribunal for compliance with the direction. The tribunal notes that failure to produce to the tribunal something that is required to be produced in accordance with Tribunal Rules, without reasonable excuse, is an offence, in terms of regulation 2 of the Scottish Tribunals (Offences in Relation to Proceedings) Regulations 2016.

22. At its inspection, the tribunal observed that the boiler and central heating appeared to be functioning. It noted that the gas safety certificate showed that the boiler had passed the inspection and was safe to use. The tribunal also observed that there was a gas cooker in the property, which the gas safety certificate showed to have passed the inspection and to be safe to use. Finally, the tribunal observed at its inspection that there was a gas fire in the living room,

which did not appear to be operational. The gas safety certificate confirmed that the fire has been isolated. This was one of the faults listed on the certificate.

23. In the absence of an up to date gas safety certificate showing that the protective equipotential bonding was working safely, the tribunal determines that, on the balance of probabilities, the gas installation in the house is not in a reasonable state of repair and in proper working order.

**2. An EICR (Electrical Installation Condition Report) has not been obtained.**

24. No Electrical Installation Condition Report (EICR) has been provided to either the third party or the tribunal. In its direction of 3 March 2017, the tribunal required the landlords to provide an up to date EICR in respect of the house by a suitably qualified and registered SELECT or NICEIC contractor, or a member of NAPIT, showing that all electrical installations and fixtures and fittings had been checked and were working safely.
25. The landlords failed to comply with the direction. Again, the tribunal notes that failure to produce to the tribunal something that is required to be produced in accordance with Tribunal Rules, without reasonable excuse, is an offence, in terms of regulation 2 of the Scottish Tribunals (Offences in Relation to Proceedings) Regulations 2016.
26. Section 13 (4A) of the 2006 Act states that, in determining whether a house meets the standard of repair mentioned in sections 14(1) (c) and (d) in relation to installations for the supply of electricity and electrical fixtures, fittings and appliances, regard is to be had to any guidance issued by Scottish Ministers on electrical safety standards. In terms of the statutory guidance produced by the Scottish Government on Electrical Installations and Appliances in Private Rented Property<sup>1</sup>, landlords are under a duty to carry out an electrical safety inspection and to provide a copy of the inspection (comprising an EICR and a Portable Appliance Test (PAT)) to the tenant once it is done. The new duty applied to new tenancies from 1 December 2015 and to existing tenancies from 1 December 2016. The landlords should therefore have had an electrical safety inspection carried out at the property by 1 December 2016 at the latest, assuming that the tenant was living at the property prior to 1 December 2015.
27. Mr Aslam had produced several emails between his letting agent and an electrical contractor, stating that the electrician had gone to the property to carry out (unspecified) works on 16 February 2017, but had been unable to get the necessary access to the rooms due to people sleeping in them. These emails suggested that letters had been sent to the tenant regarding the

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<sup>1</sup> <http://www.gov.scot/Topics/Built-Environment/Housing/privaterent/landlords/repairing-standard/guidance-electrical>

electrician's visit. He also produced an undated text message addressed to someone called 'Jessica' which appeared to be from the letting agent stating that the electrician would be coming the next day and that access would be required. He also produced an email from his letting agent stating that they had received funds from him for electrical remedial works, but that the works has not been carried out because the tenants had not been following the electrician's instructions.

28. It appeared to the tribunal that, in submitting this evidence, Mr Aslam was attempting to argue that the reason he had not produced an EICR was that the tenant had prevented the electrician from obtaining access to the property in order to carry out the inspection. The tribunal considered whether, in terms of section 16 (4) of the Act, any failure by the landlords to comply with the repairing standard duty occurred only because they lacked the necessary rights (of access or otherwise) despite having taken reasonable steps for the purposes of acquiring those rights.
29. The tribunal noted that Mr Aslam was not present at the hearing, and had not made a clear argument that he did not have a duty to comply with the repairing standard in terms of section 16(4) of the Act. It also noted that there was no clear evidence that the landlords or their agents had taken reasonable steps in order to gain access to the property. There was no clear evidence that the landlords had written to the tenant requesting access. It appeared in any case that any communication with the tenant had been in English. An email was received by the tribunal from Mr Dundas on 8 March, advising that the tenant could not speak or read English, and that letters or text messages may be misunderstood. This email was copied to the landlords. The tribunal considers that, in these circumstances, it would have been reasonable for the landlords to ensure that the need to provide access was communicated to the tenant in his own language.
30. The tribunal also observes that, if the landlords were having difficulty in exercising their right of entry to the property to carry out works, it was open to them to apply to the tribunal for assistance in gaining access to the property, which they had not done. The tribunal was not satisfied that the landlords had demonstrated that they had taken reasonable steps to obtain access to the property.
31. In any case, the tribunal notes that the EICR should have been provided to the tenant by 1 December 2016. It was clear from the evidence before the committee that the relevant guidance had been sent to Mr Aslam by Mr Dundas, who had advised him of the EICR requirements on a number of occasions. The landlords also employ a letting agent, who might have been expected to alert them to this requirement

32. The tribunal observed at its inspection that the particular concerns raised by Mr Dundas, regarding 1) a scorched electrical socket in the kitchen, which had now been replaced, and 2) the power supply to the boiler, which the evidence suggested had previously been via a plug and electrical cable, and was now wired into a fused spur, appeared to have been addressed. In the absence of an EICR, however, it was not possible to reach a conclusion as to whether the electrical installation is in a reasonable state of repair and in proper working order. The tribunal therefore determines that, on the balance of probabilities, the electrical installation in the house is not in a reasonable state of repair and in proper working order.

### **Observations by the tribunal**

33. At the inspection, the tribunal observed several potential repairing standard issues which were not included in the third-party applicant's application. Firstly, the positioning of the carbon monoxide detector in the kitchen does not comply with the Scottish Government's statutory guidance,<sup>2</sup> which states that the detector should be either ceiling mounted and positioned at least 300mm from any wall, or wall mounted and positioned at least 150mm below the ceiling and higher than any door or window in the room. The tribunal also notes that there is a gas fire in the living room, which appears from the gas safety certificate to have been disconnected. In the event that the fire is re-connected or is in fact operational, there would also be a requirement to install a further carbon monoxide detector in the living room.
34. Secondly, there was no heat alarm in the kitchen, which is a requirement of the Scottish Government's statutory guidance.<sup>3</sup> The tribunal also observed that the glass panel above the common entrance door had been smashed, and appeared to be in a dangerous condition. It also observed that the laminate floor in the living room was in a poor, uneven and potentially dangerous condition, and that the plaster above the bay window in the living room appeared to be damaged, and may be a potential source of water ingress.

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

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<https://www.housingandpropertychamber.scot/sites/default/files/hpc/SCOTTISH%20GOVERNMENT%20GUIDANCE%20ON%20SATISFACTORY%20PROVISION%20FOR%20DETECTING%20AND%20WARNING%20OF%20FIRES%20-%20REVISED%20NOV%202016.pdf>



35. The tribunal was unable to consider any of these issues, as they were not included in the third-party applicant's application, but observes that the third-party applicant and the landlords may wish to consider these.

### **Summary of decision**

36. The tribunal determines that the landlords have failed to comply with the duty imposed by Section 14 (1) (b) of the Act, and in particular that the landlords have failed to ensure that the house meets the repairing standard in that the installations in the house for the supply of gas and electricity and for space heating and heating water are not in a reasonable state of repair and in proper working order.
37. The tribunal therefore makes a Repairing Standard Enforcement Order (RSEO) as required by section 24 (2) of the Act. While Mr Rana Mohammed Aslam is the registered landlord for the property, and is the landlord identified in the tenancy agreement, Mr Aslam and Mrs Nasreen Mohammed (otherwise Nasreen Mohammed Aslam) are the joint owners of the property. The RSEO is therefore issued in the names of both Mr and Mrs Aslam.

### **Rights of Appeal**

38. 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.
39. 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... 7/4/17

**Sarah O'Neill, Chairing Member**

This is the gas safety certificate dated 5/11/17 issued to in the largest division 2nd 30 March 2017

WB317748

# LANDLORD/HOMEOWNER GAS SAFETY RECORD

This record can be used to document the safety of the gas appliances and is required by The Gas Safety (Installation and Use) Regulations. Some of the outcomes are as a result of visual inspection only and are not intended to be a substitute for a full gas safety check. It is not intended to be a substitute for a full gas safety check. It is not intended to be a substitute for a full gas safety check.

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



## Details of Registered Business

Gas Safe Register No 509211  
Registered Engineer's Name 1 Martin  
Gas Safe Register Licence Number 3937054  
Business CLW GAS  
Address 81 NETHANCLIFFE AVE  
Postcode GL53 6JN  
Contact No 07970195870

## Details of Site

Name (Mr/Mrs/Miss/MS) \_\_\_\_\_  
Address 2/1 39 ANKITA STREET  
Postcode GL53 6JN  
Contact No \_\_\_\_\_

## Details of Customer/Landlord (insert where appropriate)

Name (Mr/Mrs/Miss/MS) AUS THOMAS  
Address 279 CASTLEMEAD ROAD  
Postcode GL53 6JN  
Contact No 0141 649 3948

Number of Appliances tested 2

Outcome of gas installation pipework visual inspection?  
Outcome of gas supply pipework visual inspection?  
Is the Emergency Control Valve access satisfactory?  
Is the Pressure Equipment bonding satisfactory?

Pass / Fail / NA  
Pass / Fail / NA  
Pass / Fail / NA  
Pass / Fail / NA

## Appliance Details

Location of	Type	Manufacturer	Model	Type of flue
1 KIT	CLW's	VERANA	COMBAT 28	Y/N
2 KIT	CLW's	VERANA	COMBAT 28	Y/N
3 KIT	CLW's	VERANA	COMBAT 28	Y/N
4 KIT	CLW's	VERANA	COMBAT 28	Y/N

## Inspection Details

Operating pressure in mbar and/or heat input kWh 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 31.6W	PASS	Y/N	PASS	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N
2 13.6W	PASS	Y/N	PASS	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N
3									
4									

## Defects Identified

1. Fuses replaced
  2. Bolts tightened and T.M.S.R. - no stress
  3. Replaced PVC in PASTIC
  4. No visible damage to gas pipe. Product satisfactory
- Remedial Action Taken numbering should correspond to defects above
1. AGENT ADVISOR
  2. AGENT ADVISOR
  3. AGENT ADVISOR
  4. AGENT ADVISOR
- Details of Work carried out
- CO Alarm fitted

Record issued by: Signature  
Print Name 1 Martin  
Received by: Signature  
Date appliance(s)/flue(s) checked 5/11/17

## ATTENTION

Next safety check due by:

4/11/18



**Photograph Schedule – Flat 2/1, 39 Annette Street, Glasgow G42 8EH**

**Case reference: FTS/HPC/RT /17 /0019**

**Date of Inspection: 21 March 2017**



**Boiler in kitchen – replacement power supply, and position of carbon monoxide monitor.**



**This is the schedule of photographs dated 21 March 2017 referred to in the foregoing decision dated 4 April 2017.**

**S O'Neill**



Replacement electrical socket in kitchen