Statement of Decision of the Housing and Property Chamber of the First-tier tribunal for Scotland under Section 26 (1) of the Housing (Scotland) Act 2006

HOUSE AT 17 Nether Craigour, Edinburgh, EH17 7SB ("the Property")

Title No: MID108862

Chamber Reference PRHP/RP/16/0362

Ms Sohna Samba Thomas, 17 Nether Craigour, Edinburgh, EH17 7SB ("The Tenant")

Miss Syamala Devi Podarama, 30 Nether Craigour, Edinburgh, EH17 7SB ("The Landlord")

Tribunal Members – George Clark (Legal Member) and Geraldine Wooley (Ordinary Member)

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 duty imposed by Section 14 (1)(b) in relation to the house concerned, determined that the Landlord had not failed to comply with the duty imposed by Section 14 (1)(b) of the Act.

Background

1. By application received on 21 November 2016, the Tenant applied to the Private Rented Housing Panel 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 stated that the Tenant considered that the Landlord had failed to comply with her duty to ensure that the house meets the repairing standard.

3. On 1 December 2016, the jurisdiction of the Private Rented Housing Panel transferred to the Housing and Property Chamber of the First-tier Tribunal for Scotland.

4. By letter dated 16 December 2016, the President of the Housing and Property Chamber intimated a decision to refer the application under Section 22 (1) of the Act to a tribunal.

5. The tribunal served Notice of Referral under and in terms of Schedule 2, Paragraph 1 of the Act upon the parties.

6. By letter dated 10 January 2017, the Tenant's representative advised the tribunal that the Tenant wished to withdraw the application, as the Landlord was attending to the issues she had complained about. The tribunal, however, decided on 16 January 2017, to continue to determine the application as a number of the issues raised by the Tenant in the application, if established, caused significant health and safety risks to any occupant of the Property.

7. The tribunal arrived to inspect the Property on the morning of 20 January 2017, but was unable to gain access, as there was no answer when the tribunal members knocked on the door. It appeared that the Tenant was not in the Property. The Landlord was present at the attempted inspection.

8. The tribunal comprised George Clark (Legal member) and Geraldine Wooley (Ordinary Member)(surveyor).

9. The Landlord advised the tribunal outside the Property that some of the matters referred to in the application had been dealt with and that she had instructed the replacement of the bathroom fittings and tiling, rather than just attempting to replace a small number of broken tiles. This work would be carried out in late February or early March and would take approximately 10 days to complete.

10. Following the inspection of the Property the tribunal held a hearing at George House, 126 George Street, Edinburgh. Neither party was present or represented at the hearing.

11. Following the hearing, the tribunal determined that a date be set for a further inspection and hearing and issued a Direction requiring the Landlord to provide the tribunal with a current Gas Safety Certificate and a satisfactory Electrical Installation Condition Report in respect of the Property, to include confirmation that the smoke and heat detectors in the Property were in working order and meet current regulations, The tribunal further directed that the central heating system in the Property should be switched on at the time of the further inspection.

12. The tribunal inspected the Property on the morning of 27 March 2017. The Tenant admitted the tribunal members to the Property. The Landlord was present at the inspection.

13. A file of photographs, taken at the inspection, is attached to and forms part of this Statement of Decision.

14. The Tenant, in the application, had stated that there was no Gas Safety Certificate, there were no fire alarms or carbon monoxide detectors in the Property, there was an unsafe glass door with broken knobs, there were electrical issues, damp and mould, sewage and plumbing issues, the Tenant was unable to use the bathroom, there was no extractor fan and tiling in the bathroom was falling off, the fridge freezer was broken, the windows were draughty, the kitchen sink was dripping and there were issues with the roof and the patio.

15. The Landlord provided the tribunal, at the inspection, with a current Gas Safety Certificate and an Electrical Installation Condition Report. The central heating system was switched on at the time of the inspection.

16. Following the inspection, the tribunal held a hearing at George House, 126 George Street, Edinburgh. The Landlord did not attend the hearing and the Tenant, having withdrawn the application, was not present or represented at the hearing.

Findings of Fact

The tribunal makes the following findings of fact:

- There is in place a current Gas Safety Certificate in respect of the Property. It is dated 22 December 2016. The Customer Checklist indicates that as at 22 December 2016, there was no carbon monoxide monitor in the Property.
- There are smoke detectors in the kitchen, living room and hallway of the Property and a heat detector in the kitchen. They are mains-wired and interlinked.
- There is a carbon monoxide monitor in the hallway, above the hall cupboard that houses the central heating boiler in the Property. There are no gas appliances in the kitchen and no gas fires in the Property.
- The glass doors between the lounge and kitchen of the Property have been replaced with wooden doors.
- The tribunal has seen an Electrical Installation Condition Report in respect of the Property. It is dated 15 March 2017 and was issued by Contract Heating Limited, 2B Bankhead Crossway South, Edinburgh EH11 4EX, a NICEIC registered contractor. It contains one item rated C1, relating to the rear security lighting, but this has been addressed by work specified in 3 Minor Electrical Installation Works Certificates issued by the same company on 24 March 2017. The Report also contained 11 items rated as C2, but the tribunal has seen a receipt from the contractors confirming that all the remedial work has been carried out. The tribunal has also had sight of a Certificate of Design, Installation and Commissioning in respect of the upgrading of the smoke detector system, including replacement of the hall detectors and

the installation of detectors in the lounge and the kitchen of the Property.

- A completely new bathroom has been installed in the Property and the tiling issue has been resolved.
- The cooker has an extractor fan above it, which was working at the time of the inspection.
- There is no evidence of mould or damp in the Property and the Tenant confirmed at the inspection that the problem had been in the old bathroom which has been replaced.
- The Tenant confirmed at the inspection that the kitchen sink was now operating satisfactorily and that there were no ongoing draught problems with the windows.
- There is no evidence of any repairs issues with the roof or the patio of the Property.
- The central heating was working at the time of the inspection.
- The Tenant confirmed that the fridge freezer in the Property has been replaced.

Reasons for the decision

17. The tribunal did not inspect the Property prior to work being carried out to replace the bathroom and move the cooker and prior to the electrical works covered by the Minor Electrical Installation Works Certificates, so did not see the Property in the condition it was at the time of the application, but the tribunal is satisfied that there are no failures to meet the repairing standard in respect of any of the issues set out in the application.

18. 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.

G Clark

Signed .. .. Legal Member/Chairperson
Date 27th July 2017

This is the file of photographs taken at the inspection, referred to in the foregoing decision dated 27 March 2017

G Clark

Legal Chair

27/03/2017

Housing and Property Chamber
First-tier Tribunal for Scotland

17 Nether Craigour Edinburgh EH17 7SB

Inspection 27 March 2017

1) CO alarm installed outside boiler cupboard in front lobby

2) Fire detection system upgraded – heat alarm in kitchen

3) Glass panelled kitchen door replaced with solid wood door.

4) New fridge-freezer

5) Kitchen sink in good condition

6) Bathroom replaced

This is the Gas Safety Certificate referred to in the foregoing docket dated 27 March 2017 together

Landlord Gas Safety Record

The inspection is for gas safety purposes only in accordance with the Gas Safety (I & U) Regulations. Flues were inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the Flue integrity, construction and lining has not been carried out.

Landlord Inspection Service
Aylestone Road
Leicester
Leicestershire
LE2 7QH

Landlord/Agent Details
Miss Syamala Devi
Podarama
30 Nether Craigour
Edinburgh
EH17 7SB

Property details
17 Nether Craigour
Edinburgh
EH17 7SB

Scottish Gas

	Appliance details					Inspection details								
	Location	Type	Make	Model	Flue type	Operating value (see key below)	Safety device correct operation	Ventilation satisfactory	Flue performance: Flue flow test	Flue performance: Spillage test	Visual condition of flue and termination satisfactory	Appliance safe	Requested to test*	Indicate YES if unable to test*
1	HALL CUPBOARD	CHB	..	..	ROOM-SEALED	31.12k	Yes	Yes	N/A	N/A	Yes	Yes	Yes	---
2														
3														
4														
5														

	Details of any defects we found	What we've done	Labelled and warning notice given
1			N/A
2			
3			
4			
5			

Gas installation tightness test and visual inspection of pipework

Pass

Next safety inspection due within 12 months

This safety record has our engineer's electronic signature: **Engineer name:** Jason Browdowski 56095 **Date:** 22nd December 2016 **Job Number:** 1361696038

Number of appliances tested: 1

*** if Requested to test is NO or Unable to test is YES, please take a look at the back of this certificate**

It is a legal requirement that this record is kept for at least two years

Key for operating Value
m=Operating Pressure in Millibars (mbars)
I=Gas Rates in Kilowatts (kW)
c=Combustion Ratio CO/CO 2 ('c' will only be displayed where neither 'm' nor 'k' could be recorded i.e. an unmetered gas supply)

Contractor's Registration Number: ______

Gas Safe Register 158206

Your Landlord Gas Safety Record is over the page

- **This is an important document**
- **You should take a few minutes now to read it**
- **You may need to refer to this certificate in the future**
- **Please file it somewhere safe and keep it for a minimum of 2 years**

Important safety information for landlords

To help you to better understand your landlord's gas safety record (also known as a landlord certificate or a CP12) we would like to draw your attention to the following key sections.

Appliance Safe

If there is a "NO" in this section please look at the "Details of any defects we found" and "What we've done" sections overleaf. If you are unsure of any comment please contact the landlords team who will be happy to help you.

Indicate YES if Unable to test

If a "YES" has been entered in the column titled "indicate YES If unable to test," then the landlord/agent must obtain additional evidence from any person undertaking subsequent work on the appliance, that the appliance is operating safely.

If we couldn't test appliances

You'll need to get written evidence, and must keep it with this record from anyone that checks and/or carries out any work on it to say it's working safely.

Requested to test

If a "NO" has been entered in the column "Requested to Test" and this relates to a gas appliance at the premise that does not belong to the current tenant then it may be a breach of the gas safety regulation to rent the property without all gas appliances being checked. The only exception to this is if the appliance has been installed by a gas safe registered engineer and is still under the first year warranty.

NCS or **NTCS** Not to current standards

AR At Risk. This means that the appliance or installation has one or more recognised faults, and could constitute a danger to life or the property if you or anyone else continues to use it. The appliance/installation has been turned off and you shouldn't use it until work has been carried out to correct the faults identified. **It may be an offence to use a gas appliance or installation knowing it is a risk.**

ID Immediately Dangerous. This means that your appliance or installation presents an **immediate danger** to life if you carry on using it or if it's left connected to your gas supply. It's been turned off and should be disconnected for your safety and those around you. Using the isolated installation or equipment before it's been repaired is extremely dangerous. Please do not use it. **It is an offence to use a gas appliance or installation knowing it is dangerous.**

Here are some common abbreviations

AECV	Additional Emergency control Valve
ASD	Atmospheric Sensing Device
ECV	Emergency control Valve
FSD	Flame Supervision Device (also known FFD)
NGES	National Gas Emergency Service
PEB	Protective Equipotential Bonding
PRV	Pressure Relief Valve

Key to Appliance Type Abbreviations

AGA	Aga
BBC	Back Boiler Circular
BBF	Back Boiler Fire
CGE	Electric /Gas Cooker
CHB	Central Heating Boiler
CIR	Circulator
CKR	Gas Cooker
FRB	Back Boiler Fire
FRC	Back Circular Fire
FRE	Gas Fire
GRL	Grill
HGE	Electric/Gas Hob
HOB	Hob
INS	Gas Meter, Pipes & Emergency Control Valve
MWH	Multipoint Water Heater
OVN	Gas Oven
SLC	Split Level Cooker
SWH	Single Point Water Heater
TDG	Gas Tumble Dryer
WAC	Warm Air Circulator
WAL	Wall Heater
WAU	Warm Air Unit
WAW	Warm Air Unit and Water Heater

Scottish Gas

This is the Customer Checklist report for the boiler dated 27 June 2017
R O'Hare
G Clark
Boiler Check

Scottish Gas

Customer Checklist

Your name

Your engineer today

Tanon

Which appliance did we check? BLR

Date 22/12/16

Your appointment reference 1361690388

Employee number 56095

Breakdown ☐ Annual Service ✓

Other

Safety Summary

For all visits

	Yes	No	Advice
1. Appliance operation is safe	✓		
2. Appliance flue & ventilation safe	✓		
3. Functional parts all available	✓		
4. Electronic Carbon Monoxide alarm manually operated		✓	✓
5. Combustion emissions tested and confirmed as correct	✓		

Engineer comments

Ordering CO Alarm.

Annual Service

Additional checks carried out

	Yes	No	Advice
1. Radiators & visible pipework checked for water leaks & operation	✓		
2. Appliance electrical safety checked	✓		
3. Hot water storage cylinder checked (where applicable) N/A		✓	✓
4. Magnetic system filter checked		✓	✓
5. Appliance / system controls checked (including Hive where fitted)	✓		

Engineer comments

Parts fitted this visit

Parts ordered

Return visit booked for

Rating Your Current Boiler

Only carried out during annual service

Our engineer has rated your boiler using the SEDBUK scoring system, which is an industry wide measure of how efficient an appliance is.

Your engineer can book an appointment with a local heating adviser. Or if you'd prefer to wait, you can call us on **0800 009 4436****, quoting the employee number on the front of your checklist

A,B or C	+ 82%
D	78-82%
E	74-78%
F	70-74%
High G	- 70%

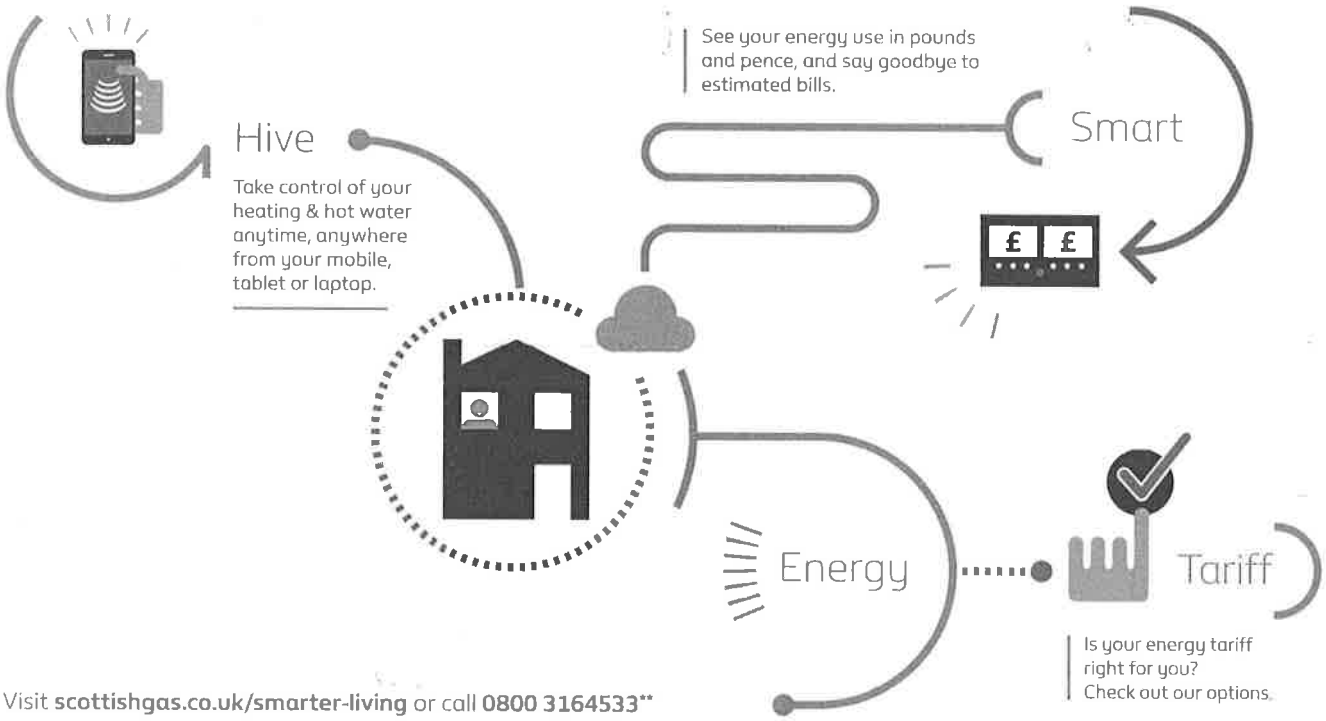
When replacing for an A rated boiler:

Save up to £175 per year *

Save up to £2625 over 15 years *

Figures based on the industry standard average lifespan of a boiler

Other Ways You Can Save with Us



Visit **scottishgas.co.uk/smarter-living** or call **0800 3164533****

Engineer Signature

This checklist is not a Landlord's safety certificate, and will not comply with the Gas Safety (Installation and Use) regulations.

Customer Signature

My engineer has explained the checklist in full, and discussed additional ways I can save energy and money.

Chargeable Work Agreement

☐ Yes: chargeable work quoted/completed on this visit†

☎ **0800 048 1000**** 💻 **scottishgas.co.uk**

☎ **18001 0800 316 3772**

* We base this on comparing the savings for upgrading a G-rated to an A-rated condensing boiler with a full set of heating controls. The savings assume a gas price of 4.29p/kWh. Source: http://www.energysavingtrust.org.uk/Heating-and-hot-water/Replacing-your-boiler (03/15). Our engineer used a Boiler Efficiency Guide tool, which provides a guide on potential energy savings based on your property type and model of boiler (see SEDBUK/SAP 2005). It does not take into account season variations in the climate which can affect the gas consumption. Older appliances that have not been assessed under the SEDBUK methodology have an 'estimated efficiency' and their efficiency has been determined using Table 4b of the Government's Standard Assessment Procedure for Energy Rating of Dwellings (EE stands for Efficiency Estimated), you can find the table on the energy saving trust page above. † See the attached chargeable agreement for further details.
**Calls to 0800 numbers are free from landlines and mobiles.

D01058 (02/16)

This is the Electrical Installation Condition Report referred to in the [illegible] dated 27/7/2017

Contract Heating
Install | Service | Repair

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING)

CERTIFICATE ID No. 16320178648-155

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

A. DETAILS OF THE CLIENT

Client: Podarama

Address: 30 Meadow Craigour, Edinburgh, Midlothian

Postcode: EH17 7SB

B. PURPOSE OF THE REPORT

Purpose for which this report is required: Accreditation requirements for renting

Date(s) on which inspection and testing were carried out: 15/03/17

C. DETAILS OF THE INSTALLATION

Occupier: Occupier

Address: 17 Nether Craigour, Edinburgh, Midlothian, EH17 7SB

Estimated age of the electrical installation: 20 years

Evidence of alterations or additions: ☐ If yes estimated age 5 years

Date of previous inspection: Not Known

Electrical Installation Certificate No. or previous Periodic Inspection or Condition Report No: Not Known

Records of installation available: ☐

Records held by: Not Known

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

Extent of the electrical installation covered by this report

A visual inspection of all electrical fittings for damage and suitabilty. Bath panels and fixed or built in appliances not removed. Zs at all accessible sockets. 20% of all switches, sockets, lights. No Zs at enclosed light fittings.

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

Intruder alarm system wiring and controls. Smoke detectors points. Central heating wiring and controls. Electrical appliances.Wiring in loft spaces beyond the entrances to hatches.

Limitation agreed With: Client

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

None

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 inacces ble 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):

Installation is in generally good condition but requires remedial work

Summary of the condition of the installation continued on additional pages? No ☑ Yes ☐ Specify page No(S): N/A

Overall assessment of the installation: UNSATISFACTORY

An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that Further investigation without delay (F1) 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)

Please see the Notes for recipient at the end of this report

F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

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

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

Item No	Observations	Code †
1	Consumer Unit in poor condition i.e holesin top and repurposed board	C2
2	no ring continuity on sockets circuit 3	F1
3	circuit 1 unknown circuit	F1
4	No RCD for socket circuits	C2
5	No RCD for any circuit	C2
6	Absence of main protective bonding on main gas service pipe	C2
7	Absence of main protective bonding on main water service pipe	C2
8	Circuit 6 doing sockets and lights	F1
9	Circuit 7 unkown circuit	F1
10	Cables above consumer unit and in attic left in unsafe condition and no mechanical prot	C2
11	Switch for rear security light using cpc as line conductor(RECTIFIED, DISCONNECTED)	C1
12	Circuit 4 unknown circuit	F1
13	Socket in bed 2 damged (RHS of bed)	C2
14	Socket damaged in kitchen (LHS of sink)	C2
15	Light damaged in kitchen	C2
16	2x lampholders damaged in rear hall, 2x Lampholders damaged in bed 2 and 3	C2
17	Low insulation values across various circuits	C2
18	Light in ensuite bathroom not ipx4 rated	C2

AdditionalPages? No ☑ Yes ☐ Specify page No(s)

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

Code C1 'Danger present'. *Risk of injury. Immediate remedial action required.*

Code C2 'Potentially dangerous'. *Urgent remedial action required.*

Code C3 'Improvement recommended'.

Code FI 'Further investigation required without delay'.

Please see end of this document for guidance regarding the Classification codes.

Immediate remedial action required for items: 11

Urgent remedial action required for items: 1,4-7,10,13-18

Further investigation required without delay for items: 2,3,8,9,12

Improvement recommended for items N/A

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 excercised reasonable skill and care when carrying out the inspection and testing hereby declare that the information on this report, including the observations (see F) and the attached schedules (see H), provide an accurate assessment of the condition of the electrical 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 use is

UNSATISFACTORY

(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 (F1) is required**

INSPECTION, TESTING AND ASSESSMENT BY:

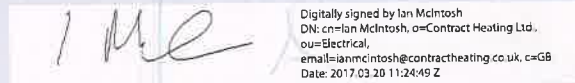
Signature 

Name: (CAPITALS) BEN MILLER

Position: Electrician

Date: 15/03/17

REPORT REVIEWED AND CONFIRMED BY:

Signature 
Digitally signed by Ian McIntosh
DN: cn=Ian McIntosh, o=Contract Heating Ltd., ou=Electrical, email=ianmcintosh@contractheating.co.uk, c=GB
Date: 2017.03.20 11:24:49 Z

(Registered Qualified Supervisor for the Approved Contractor at J)

Name: (CAPITALS) Ian McIntosh

Date: 20/03/17

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) N/A

Schedule of Circuit Details for the installation: Page No(s) 7

Schedule of Test Results for the installation: Page No(s) 7

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' at the end of this report

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING) CERTIFICATE ID No. 16320178648-155

I. NEXT INSPECTION

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

3 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 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 F).

J. DETAILS OF NICEIC APPROVED CONTRACTOR

Trading title: Contract Heating Ltd.

Address: 2B Bankhead Crossway South, Edinburgh, Midlothian

Postcode: EH11 4EX

Telephone number: 0131 458 3377

Email address: electrical@contractheating.co.uk

NICEIC Enrolment number: (Essential information): 031779

Branch number: NA

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes or enter details as appropriate

System type(s)

- TN-S ☑
- TN-C-S ☐
- TT ☐

Number and type of live conductors

- a.c. ☑
- 1-phase (2-wire) ☑
- 2-phase (3-wire) ☐
- 3-phase (3-wire) ☐
- 1-phase (3-wire) ☐
- 3-phase (4-wire) ☐

Other (please state)

Nature of supply parameters

Nominal voltage(s) U(1)	230 V	Uo(1)	V
Nominal frequency,f(1)	50 Hz	Number of sources	
Prospective fault current,Ipf(2)(3)	0.661 kA		
External earth fault loop impedance, Ze(3)(4)	0.35 Ω		

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

Characteristics of primary supply overcurrent device(s)

BS(EN)	1361	
Type	11a	
Rated current	60	A
Short circuit capacity	33	kA
Confirmation of supply polarity	☑ (✓)	

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes or enter details as appropriate

Means of earthing

- Distributor's facility: ☑
- Installation earth electrode: ☐

Type: (eg rod(s), tapes etc) NA

Electrode resistance, R_A: NA Ω

Details of installation earth electrode (where applicable)

Location: NA

Method of measurement: NA

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

Type BS(EN)	60947	Voltage rating	240 V
No of Poles	2	Rated current, In	100 A
Primary supply conductors (material)	Copper	RCD operating current, $I_{\Delta n}$*	mA
Primary supply conductors (csa)	25 mm²	Rated time delay*	ms
		RCD operating time (at $I_{\Delta n}$)*	ms

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

Earthing and protective bonding conductors

Earthing conductor

- Conductor material: Copper
- Conductor csa: 16 mm²
- Connection continuity verified: ☑ (✓)

Main protective bonding conductors

- Conductor material:
- Conductor csa: mm²
- Connection/continuity verified: ☐ (✓)

Bonding of extraneous-conductive-parts (✓)

- Water installation pipes ☐
- Lighting protection ☐
- Other (Specify)
- Oil installation pipes ☐
- Structural steel ☐
- Gas installation pipes ☐

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

SCHEDULE OF INSPECTIONS

Item	Description		Outcome*	Location reference
1.0	**Condition/adequacy of distributor's/supply intake equipment**			
1.1	Service cable	☑		
1.2	Service head	☑		
1.3	Distributor's earthing arrangement	☑		
1.4	Meter tails - Distributor/Consumer	☑		
1.5	Metering equipment	☑		
1.6	Means of main isolation (where present)	☐	N/A	
2.0	**Presence of adequate arrangements for other sources**		*(microgenerators etc)*	
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply	☐	N/A	
2.1	Adequate arrangements where a generating set operates in parallel with the public supply	☐	N/A	
3.0	**Earthing and bonding arrangements**			
3.1	Presence and condition of distributor's earthing arrangement	☑		
3.2	Presence and condition of earth electrode connection	☐	N/A	
3.3	Confirmation of adequate earthing conductor size	☑		
3.4	Accessibilty and condition of earthing conductor at Main Earthing Terminal (MET)	☑		
3.5	Confirmation of adequate main protective bonding conductor sizes	☑		
3.6	Accessibility and condition of main protective bonding conductor connections	☐	C2	
3.7	Accessibility and condition of other protective bonding connections	☑		
3.8	Provision of earthing and bonding labels at all appropriate locations	☐	C2	

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

Item	Description		Outcome*	Location reference
4.0	**Consumer unit(s)**			
4.1	Adequacy of working space or access to consumer unit	☑		
4.2	Security of fixing	☑		
4.3	Condition of enclosure(s) in terms of IP rating	☐	C2	
4.4	Condition of enclosure(s) in terms of fire rating	☐	C2	
4.5	Enclosure not damaged/deteriorated so as to impair safety	☐	C2	
4.6	Presence of linked main switch	☑		
4.7	Operation of main switch (functional check)	☑		
4.8	Operation of circuit-breakers and RCDs to prove disconnection (functional check)	☑		
4.9	Correct identification of circuits and protective devices	☐	C2	
4.10	Presence of RCD test notice at or near consumer unit	☐	N/A	
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit	☐	C2	
4.12	Presence of alternative supply warning notice at or near consumer unit	☐	N/A	
4.13	Presence of replacement next inspection recommendation label.	☑		
4.14	Presence of other required labelling (please specify)	☐	N/A	
4.15	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	☑		
4.16	Single-pole switching or protective devices in the line conductors only	☑		
4.17	Protection against mechanical damage where cables enter consumer unit	☐	C2	

***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 state F/I

(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.

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

SCHEDULE OF INSPECTIONS

Item	Description	Outcome*	Location reference
4.18	Protection against electromagnetic effects where cables enter metallic consumer unit/enclosure	N/A	
4.19	RCDs provided for fault protection-includes RCBOs	C2	
4.20	RCDs provided for additional protection-includes RCBOs	C2	
4.21	Confirmation of indication that SPD is functional	N/A	
4.22	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓	
5.0	**Final Circuits**		
5.1	Identification of conductors	FI	
5.2	Cables correctly supported throughout their run	N/A	
5.3	Condition of insulation of live parts	✓	
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems)	LIM	
5.5	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	C2	
5.6	Adequacy of protective devices type and rated current for fault protection	C2	
5.7	Presence and adequacy of circuit protective conductors	C2	
5.8	Co-ordination between conductors and overload protective devices	✓	
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences	C2	
5.10	Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage		
	• installed in prescribed zones (see Section D. Extent and limitations)	LIM	
	• incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations)	N/A	
5.11	Provision of additional protection by RCD not exceeding 30 mA		
	• for all socket-outlets of rating 20 A or less	C2	
	• for mobile equipment not exceeding a rating of 32 A rating for use outdoors	N/A	
	• for cables installed in walls or partitions at a depth of less than 50mm	N/A	
	• for cables installed in walls / partitions containing metal parts regardless of depth	N/A	
5.12	Provision of fire barriers, sealing arrangements and protection against thermal effects	C2	
5.13	Band II cables segregated/separated from B and I cables	N/A	
5.14	Cables segregated/separated from communications cabling	N/A	
5.15	Cables segregated/separated from non-electrical services	N/A	
5.16	Termination of cables at enclosures (extent of sampling indicated in Section D of the report)		
	• Connections soundly made and under no undue strain	✓	
	• No basic insulation of a conductor visible outside enclosures	✓	
	• Connections of live conductors adequately enclosed	✓	
	• Adequately connected at point of entry to enclosure (glands, bushes etc.)	✓	
5.17	Adequately connected at point of entry to enclosure (glands, bushes etc.)	C2	
5.18	Suitability of accessories for external influences	C2	

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

***All boxes must be completed.**

'✓' Indicates Acceptable condition

'LIM' indicates a Limitation

'N/A' indicates Not applicable

Unacceptable condition state C1 or C2

Improvement recommended state C3

Further investigation required state F/I

(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.

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

SCHEDULE OF INSPECTIONS

Item	Description		Outcome*	Location reference
5.19	Adequacy of working space / accessibility to equipment	☑		
5.20	Single-pole devices for switching or protection in line conductors only	☑		
6.0	**Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)**			
6.1	In general			
	• presence and condition of appropriate devices	☑		
	• correct operation verified	☑		
6.2	For isolation and switching for mechanical maintenance only			
	• capable of being secured in the OFF position where appropriate	☐	N/A	
	• acceptable location-state if local or remote from equipment being controlled where	☐	N/A	
	• clearly identified by position and/or durable marking(s)	☐	N/A	
6.3	For isolation only			
	• warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	☐	N/A	
7.0	**Current-using equipment (Permanently connected)**			
7.1	Condition of equipment in terms of IP rating	☑		
7.2	Equipment does not constitute a fire hazard	☑		
7.3	Enclosure not damaged/deteriorated so as to impair safety	☐	C2	
7.4	Suitability for the enviroment and external influences	☐	C2	
7.5	Security of fixing	☑		

Item	Description		Outcome*	Location reference
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. (Seperate page)	☐	N/A	
7.7	Recessed luminaires (downlighters)			
	• correct type of lamps fitted	☐	N/A	
	• installed to minimise build-up of heat by use of 'fire rated fittings, insulation displacement box or similar	☐	N/A	
	• no signs of overheating to surrounding building fabric	☐	N/A	
	• no signs of overheating to conductors/terminations	☐	N/A	
8.0	**Location(s) containing a bath or shower**			
8.1	Additional protection by RCD not exceeding 30 mA			
	• for low voltage circuits serving the location	☐	C2	
	• for low voltage circuits passing through Zone 1 and Zone 2 not serving the location	☐	C2	
8.2	Where used as a protective measure, requirements for SELV or PELV are met	☐	N/A	
8.3	Shaver sockets comply with BS EN 61558-2-3 or BS 3535	☐	N/A	
8.4	Presence of supplementary bonding conductors unless not required by BS 7671:2008	☑		
8.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3m from zone 1	☑		
8.6	Suitability of equipment for external influences for installed location in terms of IP rating	☑		
8.7	Suitability of equipment for installation in a particular zone	☑		
9.0	**Other special installations or locations-Part 7s**			
9.1	List all other special installations or locations present, if any. (Record the results of particular inspection applied seperately)	☐	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 state F/I

(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.

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

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT (FOR A SINGLE DWELLING) CIRCUIT 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 bold box.	Type of Wiring (See Code)	Reference method (see appendix 4 of BS 7671)	Number of points served	Circuit conductors: csa Live mm	Circuit conductors: csa cpc mm	Max. disconnection time permitted by BS 7671 s	Overcurrent protective device: BS (EN)	Overcurrent protective device: Type No	Overcurrent protective device: Rating A	Overcurrent protective device: Short circuit capacity kA	RCD: Operating current mA	Max Zs permitted by BS 7671	Circuit impedances Ω: Ring final circuits only (measured end to end) r1 (Line)	rn (Neutral)	r2 (cpc)	All circuits (At east one circuit to be (R1+R2)	R2	Insulation resistance: Line / Line MOhm	Line / Neutra MOhm	Line / Earth MOhm	Neutral / Earth MOhm	Polarity ✓	Maximum measured earth fault loop impedance, Zs Ω	RCD: Operating times at 1 delta n ms	RCD: Operating times at 5 delta n ms	RCD: Test button operation ✓
1	Unknown	A	C	1	10.0	4.0	5.0	60898	B	40	6						0.00				200.00	0.00	☐	0.00			☐
2	Cooker	A	C	1	6.0	2.5	0.4	60898	B	32	6						0.20				200.00	0.00	☐	0.55			☐
3	Sockets	A	C		2.5	1.5	0.4	60898	B	32	6						0.93				0.00	0.00	☐	1.28			☐
4	Unknown	A	C		2.5	1.5	0.4	60898	B	32	6						0.00				0.15	0.00	☐	0.00			☐
5	Spare																						☐				☐
6	Sockets and Lights	A	C		2.5	1.5	0.4	60898	B	16	6						0.42				0.00	0.00	☐	0.77			☐
7	Unknown	A	C		2.5	1.5	0.4	60898	B	16	6						0.00				200.00	0.00	☐	0.00			☐
8	Boiler	A	C		2.5	1.5	0.4	60898	B	6	6						0.09				0.00	0.00	☐	0.44			☐
9	Lights	A	C		1.0	1.0	0.4	60898	B	6	6						0.71				0.00	0.00	☐	1.06			☐
10	Lights	A	C		1.0	1.0	0.4	60898	B	6	6						0.53				200.00	0.00	☐	0.88			☐
11	Spare																						☐				☐
12	Spare																						☐				☐
13	Spare																						☐				☐
14	Spare																						☐				☐
15																							☐				☐
16																							☐				☐
17																							☐				☐
18																							☐				☐

Location of consumer unit(s)	Hall	Designation of consumer unit(s)	BG	Prospective fault current at consumer unit(s)	0.661	kA

TEST INSTRUMENTS *Test instrument serial numbers used*

Multi-functional	101397328	Insulation resistance		Continuity		Earth electrode resistance		Earth fault loop impedance		RCD	

CODES FOR TYPE OF WIRING

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

GUIDANCE FOR RECIPIENTS ON THE CLASSIFICATION CODES

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

Classifiction code C1 (Danger present)

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

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

Classifiction code C2 (Potentially dangerous)

Classification code C2 indicates that, whilst those using the installtion 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.

Classifiction 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 1 of this report (Next Inspection) for the maximum interval until the next inspection is conditional upon all items which have been given a classificatlon 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 satisfactory condition if any observation in this report has been given a code C1 or code C2 classification or requires further investigation.

Requires further investigation

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 a "Yes" has been entered against an observation in the "Further investigation required" column of section F, the inspector considers that further investigation of that observation is likely to revela 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.

If the inspector has indicated that an observation requires further investigation, the person ordering this report advised to arrange for the NICEIC Approved Contractor issuing the report (or another competent person) 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 the Electrical Safety Council'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.esc.org.uk

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 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 REGUARLY.

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.

This report consists of at least nine 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 Detials and Test Resuts for the installation should form part of the report. This report is invalid if any of the pages identified in Section H are missing.

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 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 it's 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 (potentiallly dangerous) 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 as a matter of urgency.

Where the inspector has indicated further investigation F1, 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 page 8.

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 the 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 re available upon application. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractural or commercial issues (such as time or cost).

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

Rear Security light -

Contract Heating
Install | Service | Repair

MINOR ELECTRICAL INSTALLATION WORKS CERTIFICATE

Certificate No. 243201773324-333

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

To be used only for minor electrical work which does not include the provision of a new circuit

PART 1: DETAILS OF THE MINOR WORKS

Client: Podarama

Date minor works completed: 24-Mar-17

Description of the minor works:

Replaced 2x sockets for RCD sockets at front and back of property

Details of departures, if any, from BS 7671 (as ammended):

Location/address of the minor works:

17 Nether Craigour
Edinburgh
Midlothian
EH17 7SB

PART 2: DETAILS OF THE MODIFIED CIRCUIT

System type and earthing arrangements: TN-C-S ☐ TN-S ☑ TT ☐ TN-C ☐ IT ☐

Protective measures against electric shock: ADS

Overcurrent protective device for modified circuit: BS(EN) 60898 Type B Rating 16 A

Residual current device (if applicable): BS(EN) Type $I_{\Delta n}$ mA

Details of wiring system used to modify the circuit: Type PVC Reference Method A csa of lives 2.5 mm^2 csa of cpc 1.5 mm^2

Where the measure for protection against electric shock is ADS, insert maximum disconnection time permitted by BS 7671: 0.4 Maximum Zs permitted by BS 7671 Ω

Comments, if any, on exisiting installation, including adequacy of earthing and bonding arrangements (see Regulation 132.16):

None

PART 3: INSPECTION AND TESTING OF THE MODIFIED CIRCUIT AND RELATED PARTS

Confirmation that necessary inspections have been undertaken	☑	(✓)
Confirmation of the adequacy of earthing	☑	(✓)
Confirmation of the adequacy of protective bonding	☑	(✓)
Confirmation of correct polarity	☑	(✓)
Circuit resistance R1 + R2 0.42 Ω or R2		Ω
Maximum measured earth fault loop impedance, Zs 0.77		Ω

Insulation resistance:
(In a polyphase circuit, record the lower or lowest value, as appropriate)

Line/Line* N/A	MΩ	Line/Earth* 200	MΩ
Line/Neutral* N/A	MΩ	Neutral/Earth 200	MΩ
RCD operating time at $I_{\Delta n}$ (if RCD fitted)			ms
RCD operating time at $5I_{\Delta n}$ if applicable			ms
Confirmation of correct polarity		☑	(✓)

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

None

Instrument Serial No(s):

101397328

PART 4: DECLARATION

Details of permittd exceptions appended:

Risk assessment appended:

No. of pages

I CERTIFY that the minor electrical installation works, as detailed in Part 1 of this certificaate, does not impair the safety of the exisiting installation, that the said works have been designed, constructed, inspected, tested and verified in accordance with BS 7671, amended on the date shown* and that, to the best of my knowledge and belief, at the time of inspection, the works complied with BS 7671 except as detailed in Part 1 of this certificate.

The results of the inspection and testing reviewed by the Qualified Supervisor * 24-Mar-17

Name (CAPITALS) Ben Miller
Signature
Position Electrician
Date 24-Mar-17

Name (CAPITALS) Ian McIntosh
Signature
Digitally signed by Ian McIntosh
DN: cn=Ian McIntosh, o=Contract Heating Ltd., ou=Electrical, email=ianmcintosh@contractheating.co.uk, c=GB
Date: 2017.03.25 12:20:13 Z
Position QS Electrician
Date 25/03/17

For and on Behalf of (Trading Title of Approved Contractor
Contract Heating Ltd.
Address and Postcode
2B Bankhead Crossway South
Edinburgh
Midlothian
EH11 4EX

NICEIC Enrolment Number 031779

NOTES FOR RECIPIENTS

THIS SAFETY CERTIFICATE IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE REFERENCE

This safety certificate has been issued to confirm that the minor electrical installation work to which it relates has been designed, constructed, inspected, tested and verified in accordance with the national standard for the safety of electrical installations, British Standard 7671 (as amended) – *Requirements for Electrical Installations* (the IEE Wiring Regulations).

Where, as will often be the case, the existing installation incorporates a residual current device (RCD), there should be a notice at or near the main switchboard or consumer unit stating that the device should be tested at quarterly intervals. For safety reasons, it is important that you carry out the test regularly.

Also for safety reasons, the complete electrical installation including the minor electrical installation works which is the subject of this certificate will need to be inspected and tested at appropriate intervals by a competent person. NICEIC* recommends that you engage the services of an Approved Contractor for this purpose. There should be a notice at or near the origin of the existing installation (such as at the consumer unit or main switchboard) which indicates when the inspection of the complete installation is next due.

Only NICIEC Approved Contractor or Conforming Body responsible for the work is authorised to issue this NICEIC certificate.

If you were the person ordering the work, but not the owner or user of the installation, you should pass this certificate, or a full copy of it including these notes, immediately to the owner or user of the installation.

The "Original" certificate 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 certificate will demonstrate to the new user that the minor electrical installation works complied with the requirements of the national electrical safety standard at the time the certificate was issued.

The Minor Electrical Installation Works Certificate is intended to be used only for an addition or alteration to an existing circuit that does not extend to the provision of a new circuit. Examples include the addition of a socket-outlet or a lighting point to an existing circuit, or the replacement or relocation of a light switch. A separate certificate should have been received for each existing circuit on which minor works has been carried out. This certificate should be considered invalid if you requested the contractor to undertake more extensive work, for which an Electrical Installation Certificate or, if appropriate, a Domestic Electrical Installation Certificate should have been issued.

This certificate should not have been issued for electrical work in a potentially explosive atmosphere (hazardous area) unless the Approved Contractor holds an appropriate extension to NICEIC enrolment for such work.

Part 3 of the certificate is intended to facilitate the recording of information associated with the inspection and testing of the modified circuit, and the related parts of the existing installation on which the modified circuit depends for its safety. Generally each box should have been completed to confirm the results of a particular inspection or test by a "Yes" or a " ✓ ", or by the insertion of a measured value. Where a particular inspection or test was not applicable, this should have been indicated by "N/A", meaning "Not Applicable". Where an inspection or a test was not practicable, the entry should read "LIM", meaning "Limitation", acknowledging that the particular circumstances prevented the particular inspection or test procedure from being carried out. In such a case, each limitation should have been recorded in the box entitled "Agreed limitations, if any, on the inspection and testing", together with the reason for each limitation.

Should the person ordering the work (eg the client, as identified on this certificate), have reason to believe that any element of the work for which the Approved Contractor has accepted responsibility (as indicated by the signature on this certificate) does not comply with the requirements of the national electrical safety standard (BS 7671), the client should in the first instance raise the specific concerns in writing with the Approved Contractor. If the concerns remain unresolved, the client may make a formal complaint to the NICEIC, for which purpose a standard 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 a trading name of NICEIC Group Limited, a wholly owned subsidiary of The Electrical Safety Council. Under licence from The Electrical Safety Council, NICEIC acts as the electrical contracting industry's independent voluntary regulatory body for electrical installation safety matters throughout the UK, and 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.niceicgroup.com**

Contract Heating

Install | Service | Repair

Client ID 33788

Miss S Podarama
30 Meadow Craigour
Edinburgh
Midlothian
EH17 7SB

Property ID 85210

17 Nether Craigour
Edinburgh
Midlothian
EH17 7SB

This is the Receipt referred to in the foregoing declaration dated 27th March 2017
G Clark

Invoice Details

Job ID 364342
Cient Ref. Mrs Podarama
Inv. No. 302424

INVOICE PAID RECEIPT

Visit Detail

Date	*Eng*	*Work Description*
15-Mar-17	33	Carried out fault finding and carried out EICR.
15-Mar-17	38	Upgrade smoke alarms
18-Mar-17	32	Carried out QA
23-Mar-17	33	Rectified remedial work.

Labour Charges

Qty	*Labour Description*	*Cost*
8	Electrical Remedial Work	£520.00
	Labour Total	**£520.00**

Part Charges

Qty	*Part Description*	*Cost*
1	Materials	£210.00
	Parts Total	**£210.00**

THANK YOU FOR PAYING THIS INVOICE

PAY IN ID	0	**Total Amt**	£730.00
PAID BY		**Credit Amt**	£0.00
PAY REF		**Sub Total**	£730.00
RCD DATE		**VAT**	£146.00
		Inv Total	£876.00

Contract Heating
Install | Service | Repair

MINOR ELECTRICAL INSTALLATION WORKS CERTIFICATE

Certificate No. 243201773547-335

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

To be used only for minor electrical work which does not include the provision of a new circuit

PART 1: DETAILS OF THE MINOR WORKS

Client: Podarama

Date minor works completed: 24-Mar-17

Description of the minor works:

Replaced Kitchen light

Details of departures, if any, from BS 7671 (as ammended):

Location/address of the minor works:

17 Nether Craigour
Edinburgh
Midlothian
EH17 7SB

PART 2: DETAILS OF THE MODIFIED CIRCUIT

System type and earthing arrangements: TN-C-S ☐ TN-S ☐ TT ☐ TN-C ☐ IT ☐

Protective measures against electric shock: ADS

Overcurrent protective device for modified circuit: BS(EN) 60898 Type B Rating 6 A

Residual current device (if applicable): BS(EN) Type $I_{\Delta n}$ mA

Details of wiring system used to modify the circuit: Type PVC Reference Method A csa of lives 1.0 mm^2 csa of cpc 1.0 mm^2

Where the measure for protection against electric shock is ADS, insert maximum disconnection time permitted by BS 7671: 0.4 Maximum Zs permitted by BS 7671 Ω

Comments, if any, on exisiting installation, including adequacy of earthing and bonding arrangements (see Regulation 132.16):

None

PART 3: INSPECTION AND TESTING OF THE MODIFIED CIRCUIT AND RELATED PARTS

Confirmation that necessary inspections have been undertaken	☑	(✓)	
Confirmation of the adequacy of earthing	☑	(✓)	
Confirmation of the adequacy of protective bonding	☑	(✓)	
Confirmation of correct polarity	☑	(✓)	
Circuit resistance R1 + R2	0.53 Ω	or R2	Ω
Maximum measured earth fault loop impedance, Zs	0.88 Ω		

Insulation resistance:
(In a polyphase circuit, record the lower or lowest value, as appropriate)

Line/Line*	N/A MΩ	Line/Earth*	200 MΩ
Line/Neutral*	N/A MΩ	Neutral/Earth	200 MΩ
RCD operating time at $I_{\Delta n}$	(if RCD fitted)		ms
RCD operating time at $5I_{\Delta n}$	if applicable		ms
Confirmation of correct polarity		☑	(✓)

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

None

Instrument Serial No(s):

101397328

PART 4: DECLARATION

Details of permittd exceptions appended: Risk assessment appended: No. of pages

I CERTIFY that the minor electrical installation works, as detailed in Part 1 of this certificaate, does not impair the safety of the exisiting installation, that the said works have been designed, constructed, inspected, tested and verified in accordance with BS 7671, amended on the date shown* and that, to the best of my knowledge and belief, at the time of inspection, the works complied with BS 7671 except as detailed in Part 1 of this certificate.

The results of the inspection and testing reviewed by the Qualified Supervisor * 24-Mar-17

Name (CAPITALS)	Ben Miller	Name (CAPITALS)	Ian McIntosh	For and on Behalf of (Trading Title of Approved Contractor
Signature		Signature		Contract Heating Ltd.
Position	Electrician	Position	QS Electrician	Address and Postcode
Date	24-Mar-17	Date	25/03/17	2B Bankhead Crossway South Edinburgh Midlothian EH11 4EX
NICEIC Enrolment Number	031779			