

Housing and Property Chamber

First-tier Tribunal for Scotland



First-tier tribunal for Scotland (Housing and Property Chamber)

STATEMENT OF DECISION: Housing (Scotland) Act 2006 Section 24 (1)

Chamber Ref: FTS/HPC/RP/17/0013

TITLE NUMBER AYR85956

**Flat 16,
Derwent House,
Hill Street
Kilmarnock
Ayrshire
KA3 1HG
("The Property")**

The Parties: -

**Doctor Nikita Jaiswal
Flat 16,
Derwent House,
Hill Street
Kilmarnock
Ayrshire
KA3 1HG
("the Tenant")**

**Mr Ian Hamilton
C/O Murphy Scoular
22/24 John Finnie Street
Kilmarnock
Ayrshire
("the Landlord")**

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, and taking account of the evidence led by both the Landlord and the Tenant and the documentary evidence produced by the Landlord at the hearing, and the evidence of satisfactory Electrical Installation Report provided to the Tribunal on 27th April 2017, determined that the Landlord has not failed to comply with the duty imposed by Section 14 (1)(b) of the Act.

Background

1. By application received on 13th January 2017 the Tenant applied to the Housing and Property Chamber for a determination of whether the Landlord had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The application by the Tenant stated that the Tenant considered that the Landlord had failed to comply with his duty to ensure that the house meets the repairing standard, specifically that the Landlord had failed to ensure that: -
 - (a) 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, as the boiler required repair.
 - (b) Any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order, as there was a recurring problem with the washing machine.
 - (c) Any furnishings provided by the Landlord under the tenancy are capable of being used safely for the purpose for which they are designed. A bed provided was creaking and a mattress was unfit for purpose.
 - (d) The house has satisfactory provision for detecting fires and for giving warning in the event of suspected fire, as the house had not been fitted with an appropriate smoke alarm.
 - (e) The house has satisfactory provision for giving warning if carbon monoxide is present in a concentration that is hazardous to health.
3. By letter dated 25th January 2017 a Convener with delegated powers intimated a decision to refer the application under Section 23(1) of the Act to a Tribunal.
4. The Tribunal served Notice of Referral under and in terms of Schedule 2, Paragraph 1 of the Act upon both the Landlord and the Tenant.

5. Following service of the Notice of Referral the Tenant (by letter dated 6th March 2017), made further written representations to the Tribunal by forwarding email exchanges between the Tenant and Landlord. The Landlord sent further written representations by letter dated 22nd February 2017. An Inspection and a Hearing were fixed for 21st March 2017. On 20th March 2017, the Landlord requested adjournment due to ill health. The request was granted. The adjourned Inspection and Hearing were arranged for 21st April 2017.
6. The Tribunal inspected the Property on the morning of 21st April 2017. The Tenant was not present but her husband was in attendance. The Landlord was present throughout the inspection.
7. Following the inspection of the Property the Tribunal held a hearing at Northwest Centre, Kilmarnock and heard from both the tenant's husband (who had been nominated by the tenant as her representative) and the Landlord. The Tenant had asked that her husband provide information to the Tribunal on her behalf. The Landlord represented himself.
8. The Landlord produced original documents at the hearing, which are attached hereto. These documents comprised EICR dated 26th January 2017, Repairs Report dated 14th February 2017, Fire Detection and Fire Alarm System Certificate dated 6th February 2017, Electrical Equipment Certificate dated 15th February 2017, Gas Safety Certificate dated 6th April 2017 and Invoice for repairs dated 15th February 2017.
9. The Tenant's husband, Mr Abinanthan Bavanandhi submitted the following: -
 - (a) The mattress was in bad condition and as a result, his wife had suffered a bad back.
 - (b) The smoke alarms had been fitted and were now acceptable.
 - (c) The central heating/boiler issue had been resolved and there was heating and hot water in the property.
 - (d) The washing machine problem had been intermittent. It was now working and did not appear to be an ongoing issue.
 - (e) Mr Bavanandhi was not aware of a gas safety inspection having taken place and knew of no Electrician attending on 6th April 2017 to carry out electrical repairs. He does not reside within the property. He wanted the issue of the bed and mattress to be resolved for any future Tenants.

The Landlord submitted the following:-

- (f) The Landlord submitted additional papers to the Tribunal, all of which were duplicates of papers previously provided but in addition, he provided a Repairs Report from I & S. Allan dated 14th February 2017 which he advised he had forwarded previously to the Tribunal (and which had not been received) and which completed the EICR previously submitted.
- (g) The Landlord submitted that he had done everything possible to resolve all issues for the Tenant, including carrying out the repairs required because of the unsatisfactory electrical installation condition report obtained on 26th January 2017. He submitted that the evidence for having carried out those repairs was contained within the Repairs Report. He had made attempts to have electrical repairs completed on two occasions from February 2017 but latterly, the work was carried out on 14th February 2017.
- (h) In respect of the Gas Safety Certificate which had been produced initially by the Landlord and was ineligible, he advised that the Tenant accepted a poor copy from the Inspector carrying out the Gas Safety Survey. He requested a new report and the report dated 6th April 2017 had been produced to the Tribunal.
- (i) The problem with the washing machine was due to the overloading of the washing machine by the Tenant and once that had been pointed out to her, the problem appeared to have been resolved.
- (j) The Landlord was not aware of his obligations in respect of the electrical installation compliance requirements but as soon as he became aware of that, and the requirement to have hard wired smoke detection, he had arranged for that to be completed.
- (k) The Landlord did not accept that there was a problem with the bed. He had tightened the base of the mattress and offered to transfer the mattress from the second bedroom to the first bedroom. He accepted that a new mattress was now required for future Tenants.

Summary of the issues

10. The issue to be determined is whether the Property meets the repairing standard as set out in Section 1(3)(1)(a)(b) and (g) and whether the Landlord has failed to meet the duty imposed on him by Section 14(1)(b) of the 2006 Act.

Findings of fact

11. The Tribunal finds the following facts to be established: -

- (a) The Tenancy is a Short-Assured Tenancy.
- (b) The Tenant is Doctor Nikita Jaiswal.
- (c) The registered Landlord is Mr Ian Hamilton.
- (d) The Property is owned by the Landlord.
- (e) The Tenancy commenced on 22nd August 2016.
- (f) At the time of commencement of the Tenancy, no Gas Safety Certificate was produced to the Tenant.
- (g) An illegible and undated Gas Safety Certificate was produced to the Tribunal in advance of the hearing. A satisfactory Gas Safety Certificate dated 6th April 2017 was produced to the Tribunal and accepted as satisfactory.
- (h) Electrical installation report dated 26th January 2017 was produced to the Tribunal. It certified that the general condition of the installation was unsatisfactory. No satisfactory EICR was provided to the Tenant or to the Tribunal on the date of the Hearing.
- (i) Fire detection and fire alarm system certificate was provided on 6th February 2017 and is satisfactory. In addition to the smoke detectors in the living room and hall, a heat detector has been installed in the kitchen area.
- (j) PAT Certificate dated 15th February 2017 was provided to the Tribunal and was satisfactory.
- (k) Inspection on 21st April 2017 took place, all as detailed in the Schedule of Photographs attached hereto.
- (l) Subsequent to the Hearing the Landlord produced to the Tribunal a satisfactory, legible EICR dated 26th January 2017. The Tribunal accepts this *ex facie* as valid. The certificate appears to have been issued retrospectively as the Landlord's evidence was that repair works as identified as being necessary in original EICR dated 26th January 2017 were completed on 14th February 2017.

Reasons for the decision

12. The Landlord and Tenant agreed that the washing machine does not require further repair. The Landlord and Tenant agreed that the mattress within the main bedroom of the house requires to be replaced. The Landlord and Tenant agreed that the Gas Safety Certificate, PAT Certificate and Fire Safety Certificate had been produced and were satisfactory. The Landlord failed to provide a satisfactory EICR Report at the hearing but advised that it would be available as identified repairs had been carried out. The repair report which he provided did not certify that the necessary work had been carried out and this was not evident at the inspection (due to the nature of the required repairs). The Landlord was aware of the necessity of providing an EICR which was satisfactory to meet his obligations as he had been advised repeatedly by the Tribunal of the requirement to do so in advance of the Hearing. He advised that a satisfactory Certificate would be produced. He has now produced same to the satisfaction of the Tribunal. There are accordingly no outstanding issues in relation to this application, as the Tribunal considered the matter of the creaking bed to be de minimis.

The Tribunal observed, however, that although the Landlord now meets the duties imposed on him by the Act, he did not do so between the commencement of the tenancy and 14th February 2017, when electrical repair work was carried out, 15th February when PAT Test was completed and until 6th April 2017 when a gas safety certificate was produced. He had provided illegible documents to the Tribunal in advance of the hearing and had been fully informed of the necessity to produce a satisfactory EICR. He submitted at the hearing that all papers necessary to satisfy the Tribunal about his compliance had been submitted, but no satisfactory EICR was provided until 27th April 2017, after the Hearing. He had written to the tribunal to advise that the police would arrest him if he allowed access for the Inspection, but attended and allowed access without incident. Had he co-operated more fully, and provided the correct documents, the inspection and hearing may not have been necessary.

Decision

13. The Tribunal accordingly determines that the Landlord has not failed to comply with the duty imposed by Section 14 (1)(b) of the Act.
-
14. The decision of the Tribunal was unanimous.

Right of Appeal

15. A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.

Effect of section 63

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

L Dowdalls

Signed

Date

Chairperson

.....
27th April 2017
.....

Schedule Referred to
Decided 21st April 2017
L Dowdalls

Chairperson

SCHEDULE OF PHOTOGRAPHS

FLAT 13, DERWENT HOUSE, 23 HILL STREET,
KILMARNOCK, KA3 1HG

REF: FTS/HPC/RP/17/0013 DATE: 21ST APRIL 2017



FRONT ELEVATION



REAR ELEVATION



KITCHEN HEAT DETECTOR



LOUNGE SMOKE DETECTOR



HALL SMOKE DETECTOR



CO DETECTOR



EARTH BONDING AT BOILER PIPEWORK



CONSUMER UNIT

Documents submitted
by Landlord Refused to
be Decided on 28th April 2017
L Dowdalls

- Chairperson
- ① EICR REPORT CERTIFICATE
+ REPAIRS REPORT
 - ② FIRE DETECTION AND FIRE ALARM SYSTEM CERTIFICATE
 - ③ PAT TEST CERTIFICATE
 - ④ GAS SAFETY CERTIFICATE

SELECT
MEMBERSHIP
NUMBER

1102

This certificate is not valid if the
number is defaced or altered

EICR 072338

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SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name: John Dornier

Address:

SECTION B. REASON FOR PRODUCING THIS REPORT

Reason: Change of Tenant

Date(s) on which inspection and testing was carried out: 26/1/17

SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier:

Address: 16 Derwent House, Kilmarnock

Description of premises (Tick as appropriate): Domestic ☒ Commercial ☐ Industrial ☐ Other ☐

Estimated age of the wiring system: 10 years. Evidence of additions or alterations Yes ☐ No ☐ Not apparent ☒

If "Yes" estimate age: years. Installation records available? (Regulation 621.1) Yes ☐ No ☐ Date of last inspection:

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

Agreed limitations including the reasons (Regulation 634.2): Full Installation

10% of fittings removed. Do not

move fixed appliances or heavy furniture

Agreed with (name): /

Operational limitations including the reasons: /

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

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Unsatisfactory

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

SATISFACTORY / UNSATISFACTORY* (Delete as appropriate)

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

SECTION F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I/we recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (code FI). Observations classified as 'Improvement recommended' (code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by (date)

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

Inspected and tested by:

Name (Capitals) CALLUM ROSS

Signature [Signature]

For/on behalf of Alban Electrical

Position Electrician

Address Melkwood Business Park

Date 26/1/17

Report authorised for issue by:

Name (Capitals) PAUL

Signature [Signature]

For/on behalf of ALAN CLK SERVICES

Position DIAGNOSTIC

Address MELKWOOD BUSINESS PARK

Date 2

SECTION H. SCHEDULE(S) 4 schedule(s) of inspection and 1 schedule(s) of test results are attached.

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM No.	DESCRIPTION										OUTCOME			
											Use codes above. Provide additional comment where appropriate. C1,C2,C3 and FI coded items to be recorded in Section K of the Condition Report			
1.0	DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT													
1.1	Condition of service cable										✓			
1.2	Condition of service head										✓			
1.3	Condition of distributor's earthing arrangement										✓			
1.4	Condition of meter tails – Distributor/Consumer										✓			
1.5	Condition of metering equipment										✓			
1.6	Condition of isolator (where present)										✓			
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)													
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chapter 54)													
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)										✓			
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)										N/A			
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13.1)										✓			
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)										✓			
3.5	Accessibility and condition of earthing conductor at main earthing terminal (MET) (543.3.2)										✓			
3.6	Confirmation of main protective bonding conductor sizes (544.1)										✓			
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)										✓			
3.8	Accessibility and condition of other protective bonding connections (543.3.2)										✓			
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.12; 513.1)										✓			
4.2	Security of fixing (134.1.1)										✓			
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)										✓			
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)										N/A			
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))										✓			
4.6	Presence of main linked switch (as required by 537.1.4)										✓			
4.7	Operation of main switch (functional check) (612.13.2)										✓			
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)										✓			
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)										✓			
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)										N/A			
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)										✓			
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)										N/A			
4.13	Presence of other required labelling (please specify) (Section 514)										✓			
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (421.1.3)										✓			
4.15	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)										✓			
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)										✓			
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)										N/A			
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.9; 411.5.2; 531.2)										C2			
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)										C2			
4.20	Confirmation of indication that SPD is functional (534.2.8)										N/A			
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)										✓			
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)										N/A			
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)										N/A			

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM No.	DESCRIPTION										OUTCOME			
											Use codes above. Provide additional comment where appropriate. C1,C2,C3 and FI coded items to be recorded in Section K of the Condition Report			
5.0	DISTRIBUTION / FINAL CIRCUITS													
5.1	Identification of conductors (514.3.1)										✓			
5.2	Cables correctly supported throughout their run (522.8.5)										LIM			
5.3	Condition of insulation of live parts (416.1)										✓			
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)													
	a) To include the integrity of conduit and trunking systems (metallic and plastic)										✓			
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)										✓			
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)										✓			
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)										✓			
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)										✓			
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)										✓			
5.10	Concealed cables installed in prescribed zones (see Section D. <i>Extent and limitations</i>) (522.6.202)										LIM			
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. <i>Extent and limitations</i>) (522.6.201; 522.6.204)										LIM			
5.12	Provision of additional protection by RCD not exceeding 30 mA													
	a) for all socket-outlets of rating 20 A or less, unless an exception is permitted (411.3.3)										C2			
	b) for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)										C2			
	c) for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)										C2			
	d) for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)										C2			
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)										✓			
5.14	Band II cables segregated / separated from Band I cables (528.1)										✓			
5.15	Cables segregated / separated from communications cabling (528.2)										✓			
5.16	Cables segregated / separated from non-electrical services (528.3)										✓			
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)													
	a) Connections soundly made and under no undue strain (526.6)										✓			
	b) No basic insulation of a conductor visible outside enclosure (526.8)										✓			
	c) Connections of live conductors adequately enclosed (526.5)										✓			
	d) Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)										✓			
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))										✓			
5.19	Suitability of accessories for external influences (512.2)										✓			
5.20	Adequacy of working space / accessibility to equipment (132.12; 513.1)										✓			
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)										✓			
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER													
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)										N/A			
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)										N/A			
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)										N/A			
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)										✓			
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)										N/A			
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)										✓			
6.7	Suitability of accessories and control gear etc. for a particular zone (701.512.3)										✓			
6.8	Suitability of current-using equipment for particular position within the location (701.55)										✓			
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS													
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)													

I & S ALLAN

Meiklewood Business Park

Glasgow Road

KILMARNOCK

KA3 6AG

Tel: 01560 600343

Memb. 1102

REPAIRS REPORT

NAME: **Ref No:** **DATE:**

PROPERTY ADDRESS:

JOB DESCRIPTION:

REPORT:

1 – Fit RCD unit to Main Board

2 - Earth Bond Gas pipe

COMPLETED BY: **DATE:**

SIGNED BY: 

I & S ALLAN

Meiklewood Business Park

Glasgow Road

KILMARNOCK

KA3 6AG

Tel: 01560 600343

SELECT

Memb. 1102

REPAIRS REPORT

NAME: **Ref No:** **DATE:**

PROPERTY ADDRESS:

JOB DESCRIPTION:

REPORT:

1 – Fit RCD unit to Main Board

2 - Earth Bond Gas pipe

COMPLETED BY: **DATE:**

SIGNED BY: 

30mA RCDS only

TEST INSTRUMENTS USED



FIRE DETECTION AND FIRE ALARM SYSTEM CERTIFICATE [DOMESTIC PREMISES]

(As recommended by BS 5839-6:2013
for Grades B, C, D, E and F systems)

SELECT
MEMBERSHIP
NUMBER

1102

DF 27176

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

Certificate of design*, installation* and commissioning* of the fire detection and fire alarm system at:

Address: 16 JERNENT HOUSE

Postcode:

It is certified that the fire detection and fire alarm system at the above address complies with the recommendations of BS 5839-6 for design*, installation* and commissioning* of a Grade 2 Category PD-2 system, other than in respect of the following variations*:

Brief description of areas protected (only applicable to Category LD2 and PD2 systems).

HALL, LOUNGE, KITCHEN

The entire system has been tested for satisfactory operation in accordance with the recommendations of 23.3p) of BS 5839-6:2013.*

DONE

Instructions in accordance with the recommendations of Clause 24 of BS 5839-6:2013 have been supplied to*:

LEFT AT HOUSE

Name (in block letters): SEAN BLINGFORD

Position: ELECTRICIAN

Signature: S Blingford

Date: 06/02/17

For and on behalf of: ALAN ELECTRICAL

Address: MEIKLEWOOD BUSINESS PARK GLASGOW ROAD KILMARNOCK

Postcode: KA3 6AG

* Where design, installation and commissioning are not all the responsibility of a single organisation or person, the relevant words should be deleted. The signatory of the certificate should sign only as confirmation that the work for which they have been responsible complies with the relevant recommendations of BS 5839-6:2013. A separate certificate(s) should then be issued for other work.

This certificate may be required by an authority responsible for enforcement of fire safety legislation, such as the building control authority or housing authority. The recipient of this certificate might rely on the certificate as evidence of compliance with legislation. Liability could arise on the part of any organisation or person that issues a certificate without due care in ensuring its validity.

ELECTRICAL EQUIPMENT CERTIFICATE

Client Ian Hamilton
Address Flat 2/3, 805 Dalmarnock Road
 GLASGOW G40 4QB

LOCATION AND EXTENT OF EQUIPMENT INSPECTED AND TESTED

Address (if Different from above)

16 Derwent House
KILMARNOCK

Use of and extent of equipment covered by this certificate

This certificate can be issued on completion of a combined inspection and test of electrical equipment. It relates only to the equipment itemised on the supporting records and appropriately labelled. The certificate does not cover the fixed electrical installation or any part of it.

Comments (if any)

RECORDS

This certificate is supported by the following paper or electronic records:

- (a) Equipment register
- (b) Record of formal inspection and tests

Records held by:

and ALLAN ELECTRICAL SERVICES LTD

DECLARATION

I/we being responsible for the inspection and testing of electrical equipment listed in the supporting records hereby certify that the equipment has been inspected and tested so far as was reasonably practicable in accordance with the IEE code of practice for In-Service Inspection and Testing of Electrical Equipment.

Signed



Name (block letters) S. ALLAN

Company ALLAN ELECTRICAL SERVICES LTD

Date.....15/2/17.....

Address Meiklewood Business Park, Glasgow Road, KILMARNOCK KA3 6AG

NEXT INSPECTION

In addition to the interim user checks and formal visual inspection I/we would recommend that the electrical equipment is further inspected and tested after an interval of not more than12.....months

Equipment formal visual and combined inspection and test record

Item of Equipment		16 Derwent House, KILMARNOCK					
1	Register no.	1	2	3			
2	Description	Microwave	Fridge	Freezer			
3	Construction class	1	1	1			
4	Equipment type (S,IT,P,M,HH*)	P	P	P			
5	Location	Kitchen	Kitchen	Kitchen			
6	Particular requirements of location						
7	Frequency of formal visual inspection	12 months	12 months	12 months			
8	Frequency of combined inspection and testing	12 months	12 months	12 months			
9	Make	Wavedom					
10	Model	N/A	N/A	N/A			
11	Serial No.	N/A	N/A	N/A			
12	Voltage (V)	230	230	230			
13	Current (A)						
14	Fuse (A)	13A	13A	13A			
15	Date of purchase	N/A	N/A	N/A			
16	Guarantee						
17	Date of Test	06/02/17	06/02/17	06/02/17			
18	Environment	✓	✓	✓			
19	Disconnected	✓	✓	✓			
20	Socket-outlet	✓	✓	✓			
21	Plug	✓	✓	✓			
22	Flex	✓	✓	✓			
23	Body	✓	✓	✓			
24	Continuity (Ω)	0.08	0.06	0.08			
25	✓	✓	✓	✓			
26	Insulation (M Ω)	> 200	> 200	> 200			
27	✓						
28	Functional check	✓	✓	✓			
29	Comments						
30	OK to use	✓	✓	✓			

Note: (✓) Indicates pass (X) indicates fail (N/A) Not applicable (N/C) Not checked

*(S) Stationary equipment, (IT) Information technology (M) Movable (P) Portable (HH) Hand-held

This inspection is for gas safety purposes only to comply with the Gas Safety (Installation and Use) Regulations. Flues have been 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.

REGISTERED BUSINESS DETAILS Reg No: 3950143

Gas Engineer: CHARLES MUNN
 Gas Safe registered engineer No: 589652
 Company: C MUNN PLUMBING & HEATING
 Address: 45 CHRISTIE GARDENS
 SALTCOATS
 Postcode: KA01 5NU Tel: 0789080346

INSPECTION/INSTALLATION ADDRESS

Name & Title: NIKITA
 Address: 16 DEERENT HOUSE
 KUMARNOCK
 Postcode: Tel:

LANDLORD (OR AGENT) NAME & ADDRESS (if applicable)

Name & Title: MURPHY SQUARE
 Address: 201 24 JOHN FINNIE ST
 KUMARNOCK
 Postcode: KA11 0D Tel: 01563 553000

I certify that I carried out inspections on the appliances detailed below.

Signed: C. Munn Inspection Date: 6/4/13

APPLIANCE DETAILS

Location	Make and Model	Type	Flue Type or Part	Clearing inspection in situ or after repair completed with or without	Safety devices in correct working order	Spillage test	Smoke spread fan test	Flue combustion analysis	Flue gas combustion analysis	Satisfactory combustion	Flue clear condition	Asbestos release	Landlord's certificate	Required	Appliance Safe to Use
1 HALL CUPBOARD ALPHA CD30	CD30	Boiler	OS	ALINE	YES	N/A	N/A	9.6	9.2	YES	PASS	YES	YES	YES	YES
2 KITCHEN 4 RING GAS HOB		HOB	FL	LINE	YES	N/A	N/A			N/A	N/A	YES	YES	YES	YES
3															
4															
5															

FLUE TESTS

INSPECTION DETAILS

Gas Installation Pipework:

Satisfactory Visual Inspection:

Yes ☒ No ☐

Emergency Control Accessible:

Yes ☒ No ☐

Satisfactory Gas Tightness Test:

Yes ☒ No ☐

Equipotential Bonding Satisfactory:

Yes ☒ No ☐

GIVE DETAILS OF ANY FAULTS

RECTIFICATION WORK CARRIED OUT

1																
2																
3																
4																
5																

Audible CO Alarms: Approved CO Alarms Fitted: Yes ☒ No ☐ N/A ☐ Age CO Alarms in Date: Yes ☒ No ☐ N/A ☐ Testing of CO Alarms Satisfactory: Yes ☒ No ☐ N/A ☐ Smoke Alarms Fitted: Yes ☒ No ☐ N/A ☐

Number of appliances tested: 2

NEXT GAS SAFETY CHECK MUST BE CARRIED OUT WITHIN 12 MONTHS

This record is issued by:

Signed: C. Munn

Print Name:

CHARLES MUNN

Date: 6/4/13

Tenant/Agent/Landlord/Home Owner: Please sign and date

Date: 6/4/13

I & S ALLAN
Meiklewood Business Park
Glasgow Road
KILMARNOCK KA3 6AG
Tel: 01560 600343

Email: office@allan-electrical.co.uk

Ian Hamilton
Flat 2/3, 805 Dalmarnock Road
GLASGOW
G40 4QB

INVOICE: 8942

RE: 16 Derwent House
KILMARNOCK

PREFERRED PAYMENT by BACS
BACS: Sort Code - 08-71-99
Acc. No. 88719669

Date 15-Feb-17

Qty Unit

£

For works carried out at above :-

EICR	80.00
Upgrade Smoke/Heat Alarms	180.00
Supply & fit CO alarm	30.00
Repair to EICR, as per quote	100.00
PAT Testing (x 3)	9.00

£ 399.00

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and Type of Live Conductors	Nature of Supply Parameters	Supply Protective Device Characteristics
TN-C <input type="checkbox"/>	a.c. <input checked="" type="checkbox"/> d.c. <input type="checkbox"/>	Nominal voltage, $U/U_o^{(1)}$ 240 V	BS (EN): 1361
TN-S <input type="checkbox"/>	1-phase, 2-wire <input checked="" type="checkbox"/> 2-wire <input type="checkbox"/>	Nominal Frequency, $f^{(1)}$ 50 Hz	Type: —
TN-C-S <input checked="" type="checkbox"/>	2-phase, 3-wire <input type="checkbox"/> 3-wire <input type="checkbox"/>	Prospective fault current, $I_p^{(2)}$ 178 kA	Rated current: 100 A
TT <input type="checkbox"/>	3-phase, 3-wire <input type="checkbox"/> Other <input type="checkbox"/>	External loop impedance, $Z_e^{(2)}$ 0.13 Ω	
IT <input type="checkbox"/>	3-phase, 4-wire <input type="checkbox"/>		
	Confirmation of supply polarity <input type="checkbox"/>	(Note: (1) by enquiry, (2) by enquiry or by measurement)	

Other sources of supply ☐ (as detailed on attached schedule)

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing		Details of Installation Earth Electrode (where applicable)		
Distributor's facility	Type (e.g. rod(s), tape etc)	Location	Electrode resistance to earth	
<input checked="" type="checkbox"/>				
<input type="checkbox"/>				

Main Protective Conductors

Earthing conductor:	material	CSA	16	mm ²	Continuity/connection verified	<input checked="" type="checkbox"/>
Main protective bonding conductors (to extraneous conductive parts):	material	CSA	10	mm ²	Continuity/connection verified	<input checked="" type="checkbox"/>
To water installation pipes <input type="checkbox"/>	To gas installation pipes <input checked="" type="checkbox"/>	To oil installation pipes <input type="checkbox"/>	To structural steel <input type="checkbox"/>			
To lightning protection <input type="checkbox"/>	To other <input type="checkbox"/> Specify:					

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

Location <u>100A cupboard</u>	Current rating <u>100</u> A	If RCD main switch
BS (EN) <u>2990</u>	Fuse/device rating or setting <u>100</u> A	Rated residual operating current ($I_{\Delta n}$) <u>30</u> mA
No. of poles <u>2</u>	Voltage rating <u>240</u> V	Rated time delay <u>30</u> ms
		Measured operating time (at $I_{\Delta n}$) <u>142</u> ms

SECTION K. OBSERVATIONS

Referring to the attached Schedules of Inspection and Test Results, and subject to the limitations specified at Section D, Extent and Limitations of the Inspection and Testing: ☐ No remedial action is required ☐ The following observations are made:

[illegible]

☐ Additional observations are recorded on the following number of continuation sheet(s)