Repairing Standard Enforcement Order

Ordered by the Private Rented Housing Committee

Ref prhp/rp/15/0013

In respect of an application lodged in terms of Section 22(1) of the Housing (Scotland) Act 2006 by Lorna Robertson and John Priestley residing at The Cairn, Crosshill Street, Airdrie, ML6 9OA ("the Tenants") against Stephen Broadley and Elaine Broadley, residing sometime at 28 Forge Road, Airdrie having a trading name of SBC Properties and a place of business at Railway Road, Airdrie, ML6 9AB ("the Landlords") per their Agent, Crawford Easton, having a place of business at of SBC Properties and a place of business at Railway Road, Airdrie, ML6 9AB ("the Landlords' Agent")

Re: Property: The Cairn, Crosshill Street, Airdrie, ML6 9OA ("the Property") more particularly described in and registered in the Land Register for Scotland under Title Number LAN151891

Committee Members

Karen Moore (Chairperson)

Andrew Taylor (Surveyor Member)

NOTICE TO THE LANDLORDS

STEPHEN BROADLEY AND ELAINE BROADLEY, RESIDING SOMETIME AT 28 FORGE ROAD, AIRDRIE HAVING A TRADING NAME OF SBC PROPERTIES AND A PLACE OF BUSINESS AT RAILWAY ROAD, AIRDRIE, ML6 9AB

Whereas in terms of their decision dated 29 April 2015, the Private Rented Housing Committee determined that the Landlords had failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 and in particular that the Landlords had failed to ensure that the Property the Property is wind and watertight and in all other respects reasonably fit for human habitation, that the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order and that 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, the Private Rented Housing Committee now requires the Landlords to carry out the following works (or other such works as are necessary for the purposes of ensuring that the Property meets the Repairing Standard and that any damage caused by carrying out of the works in terms of the Order is made good.):-

1.The Landlords must :-

(a) within seven calendar days of the date of this Order, instruct and have carried out a certificated electrical condition check (EICR) on (i) the entire electrical installation of the Property, internally and externally, and (ii) the kitchen electrical appliances supplied by the Landlords, by a suitably qualified and registered SELECT or NICEIC electrical contractor, being a registered electricians listed in the Scottish Government's searchable database;

(b) within seven calendar days of the date of the EICR, carry out all works as recommended by the EICR to ensure that the electrical installation is safe, functional and in proper working order and, within seven calendar days of the date of the works, confirm in writing to the Committee that the works have been completed;

(c) install within the Property a sufficient number of hard wired smoke and heat detectors in compliance with current Building Regulations and the guidance set out in the Domestic Technical Handbook and that within a period of seven calendar days from the date of this Order and, within seven calendar days of the date of the installation, confirm in writing to the Committee that the works have been completed;

(d) within seven calendar days of the date of this Order, engage a competent, reputable roofing contractor, being a roofing contractor capable of providing a 30 year guarantee, to carry out a fully documented inspection and report on the roof of the property including dormers, ridges, hips, flashings, gutters and the relationship of the roof with the balcony patio door and, within seven calendar days of the date of the roof report, submit a copy of that report to the Committee;

(e) within seven calendar days of the date the roof report, commence the works as recommended by that report to ensure that the roof, dormers and patio door are wind and watertight works as recommended by the Roof Report and within seven calendar days of the date of commencement of the works, confirm in writing to the Committee that the works have commenced;

(d) within two calendar months of the date of commencement of the works as specified in paragraph 1(e) above, complete the said works and, within seven calendar days of the date of completion of the works, confirm in writing to the Committee that the works have been completed and

(f) within fourteen calendar days of completion of the all of the above mentioned works ensure that all ancillary works are carried out and completed and that all decoration is made good and within seven calendar days of the date of completion of the ancillary works and

decoration confirm in writing to the Committee that these works and decoration have been completed.

A Landlord or a Tenant aggrieved by the decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within twenty one days of being notified of that decision.

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.

In Witness Whereof these presents typewritten on this and the two preceding pages are signed by me, Karen Moore, Chairperson of the Private Rented Housing Committee on 29 April 2015 at Glasgow before this witness, Norman William Moore, Solicitor, Cumbernauld.

K. MOORE

N. MOORE

Witness

Determination by Private Rented Housing Committee
Statement of Decision of the Private Rented Housing Committee issued under Section 24(1) of the Housing (Scotland) Act 2006

Ref prhp/rp/15/0013

In respect of an application lodged in terms of Section 22(1) of the Housing (Scotland) Act 2006 by Lorna Robertson and John Priestley residing at The Cairn, Crosshill Street, Airdrie, ML6 9OA ("the Tenants") against Stephen Broadley and Elaine Broadley, residing sometime at 28 Forge Road, Airdrie having a trading name of SBC Properties and a place of business at Railway Road, Airdrie, ML6 9AB ("the Landlords") per their Agent, Crawford Easton, having a place of business at of SBC Properties and a place of business at Railway Road, Airdrie, ML6 9AB ("the Landlords' Agent")

Re: Property: The Cairn, Crosshill Street, Airdrie, ML6 9OA ("the Property")

Committee Members

Karen Moore (Chairperson)

Andrew Taylor (Surveyor Member)

Decision

The Committee, 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) of the Housing (Scotland) Act 2006 ("the Act") in relation to the Property, determined that the Landlord has not complied with the duty imposed by Section 14 (1) (b) of the Act in respect that the Property meets the Repairing Standard in respect of Sections 13 (1) (a), 13 (1) (b), and 13 (1) (c) of the Act and that for the reasons set out below.

Preliminary Matters

1. By application received by the Private Rented Housing Panel on 15 January 2015 and signed on behalf of the Tenants by Andrew John Priestley, ("the Application"), the Tenants applied to the Private Rented Housing Panel for a determination that the Landlords had failed to comply with the duty imposed on them by Section 14 (1) (b) of

the housing (Scotland) Act 2006 in respect that the Property does not meet the Repairing Standard in respect of Sections 13 (1) (a), 13 (1) (b) and 13 (1) (c) of the Act.

2. The president of the Private Rented Housing Panel, having considered the application, intimated to the parties by Notice of Referral dated 17 February 2015, a decision under Section 23 (1) of the Act to refer the Application to a Private Rented Housing Committee. and in terms of Schedule 2, Paragraph 1 of the Act fixed an Inspection and Hearing for 15 April 2015 at 10.00 a.m. and 11.30 a.m., respectively.

3. By email sent to the Committee on 6 March 2015, the Landlords' Agent on behalf of the Landlords, wrote:-
"With this case due to be heard on the 15th April, would it be possible to move this date, as my son is getting married in Cuba the next day and we are travelling out on the 10th April. Also may I say regarding this process that it is a smoke screen by the Tenants as an excuse not to pay rent. At the moment we have not received any rent this year with arrears now standing at £4650.00 and by the time this case has called it will be substantially more. And normally what happens is when a huge sum has accumulated the Tenants disappear. This has already happened twice at this property. All the repairs have been done and always have been done as our records will show, and this Tenants has chased and harassed our contractors from the beginning that I now struggle to get one to attend when needed. So I look forward to being able to attend if a suitable date can be rearranged."

4. The Committee treated this email as an application on behalf of the Landlords for an adjournment of the Hearing in terms of Regulation 21 of the Regulations. The Committee instructed a reply as follows:-

"With regard to your email of 6 March, the Committee will treat this as a request for an adjournment of the inspection and hearing fixed for 15 April. In order to consider this request, please let me have a copy of documentation to confirm your travel arrangements for forwarding to the Committee. The Committee note that the landlord is SBC Properties, a trading organisation, and not a natural person. Please confirm your position in or relationship to the landlord and advise the Committee why SBC Properties cannot be represented by another person on 15 April. Both your email of 6 March and this response have been copied to the Tenants. Your response will be copied to the Tenants also and their views will be taken into account by the Committee in considering your request for an adjournment."

5. The Landlords' Agent did not respond further in respect of the Committee's reply.

6. The Tenants, to whom the Landlords' Agent's email of 6 March and the Committee's reply were copied, responded by email on 20 March 2015 as follows:-
"In reply, we object strongly to the request to postpone the panels visit and hearing. We consider this has gone on long enough. Since the time of applying to the Panel, both myself and my stepson have been electrocuted bringing the total number of electrocutions to 4. SBC have been informed and again taken no effective action. Interestingly, the only reason given to vacate the hearing is to attend a foreign wedding. We on the other hand have been electrocuted by the neglect of SBC. Instances of electrocution are a reportable event to the HSE, who have been informed and are investigating. None of the issues have been addressed, albeit some of the more dangerous dead trees have been cut down. Amusingly, the shed roof has been hosed down together with the garage roof by Mr Easton himself. These trivial items were never complained the subject of complaint! Water continues to stream throughout the house. Mr Easton witnessed the last deluge we had in the lounge, last week, again promising action. The contents of the SBC email are palpable fabrication. We see no reason why Mr Easton cannot travel to Cuba, he has known about this for some time now. Indeed, SBC properties have known about this for some time now without comment. Mr Easton is simply the landlords Agent and claims it is the landlord who will not pay for repairs. SBC properties is owned, we are again informed by Steven Broadley. No effective works have ever been carried out, as even a casual visit would confirm. However, the letter from Mr Easton usefully draws out from SBC that they intend no rectification of the property at all. On the matter of the rat infestation, no effective action has been taken by SBC. In summation therefore, we see no justification to vacate the date for the hearing."

7. The Committee gave consideration to both the request on behalf of the Landlords for an adjournment and the written representation on behalf of the Tenants. The Committee took into account the nature of the Tenants' complaint as outlined in the Application under Section 13(1) (c) in respect of the safety of the electrical supply in the Property and took into account the statements in the Mr Priestley's email of 20 March that the occupants of the Property have been electrocuted.

8. The Committee noted that there had been no response by or on behalf of the Landlords in respect of the correspondence on behalf of the Committee as outlined at paragraph 4 above.

9. The Committee had regard to the terms of Regulation 21 of the Regulations which state that :-

21. Where a party applies for an adjournment of a hearing of an application, he or she must-

(a) if practicable, notify all other parties of the application for adjournment;

(b) show good reason why an adjournment is necessary; and

(c) produce evidence of any factor matter relied upon in support of the application for an adjournment.

10. Accordingly, as the nature of the Tenants' complaint as outlined in the Application was serious and as the Landlords had failed to comply with the terms of Regulation 21 of the Regulations, the Committee refused to grant an adjournment of the Inspection and Hearing.

11. On 9 April, the Landlords' Agent again wrote to the Committee by email as follows:-

12. The Committee considered this response and took the view that this email could treated as a further application on behalf of the Landlords for an adjournment of the Hearing in terms of Regulation 21 of the Regulations.

13. The Committee instructed the following response which was emailed to the Landlords' Agent on [] April:

"With regard to your email of [ ] April, the Committee will treat this as a further request terms of Regulation 21 of the Regulations for an adjournment of the inspection and hearing fixed for 15 April. However, the Committee note that the reasons for your request are not substantially different to those given in your request of 6 March and that you have not addresses the specific points mentioned in the Committee's correspondence of [ ]. As the hearing and inspection are fixed for next week, please respond, or, arrange a response, addressing the specific points no later than 13 April. Both your email of [ ] April and this response has been copied to the Tenants whose views will be taken into account by the Committee in considering your further request for an adjournment. The Committee understand that you may be abroad by the time you receive this communication, but, are of the opinion that it is reasonable to expect that you will have access to emails."

14. The Landlords' Agent did not respond further in respect of the Committee's reply.

15. The Tenants, to whom the Landlords' Agent's email of 9 April and the Committee's reply were copied, responded by email on 10 April as follows:-

"Thank you for the copy correspondence.
I would reiterate my previous comments.
We find it inconceivable that with 50 properties to maintain, with electrocution of Tenants involved, that there is no one who can attend on the 15th. The owner should be there.
We have met with him and he is well aware of the situation. Despite promises to carry out effective remedial works, nothing effective or even relevant has been done.
Effectively we are being forced out of the property because it is unfit to let.
We now have water streaming into the house and though electrical conduits.
A initial litigation hearing date has been set to hear this matter together with the counter claim being brought for damage to our property together with the various instances of electrocution. This is in essence a very simple matter, as any cursory inspection would verify. I would request that the panel give consideration to the possibility that this is simply procrastination by the owner/landlord."

16. The Committee gave consideration to both the further request on behalf of the Landlords for an adjournment and the written representation on behalf of the Tenants. The Committee again took into account the nature of the Tenants' complaint as outlined in the Application under Section 13(1) (c) in respect of the safety of the electrical supply in the Property and took into account the statements in the Mr Priestley's email of 20 March that the occupants of the Property have been electrocuted.

17. The Committee noted that request on behalf of the Landlords for an adjournment was substantially in the same form as that which had been made on 6 March and that no further reasons or explanation had been given. The Committee noted that the copy documents and information requested by them on [] were provided by the Landlords' Agent after the Committee's Determination had been issued, and, that, in respect of the Committee's correspondence of [] April, the response provided by the Landlords' Agent failed to provide a satisfactory explanation as to why the Landlords could not be represented by other property professionals.

18. The Committee again had regard to the terms of Regulation 21 of the Regulations as detailed at paragraph 9 above.

19. Accordingly, as the nature of the Tenants' complaint as outlined in the Application was serious and as the Landlords had again failed to comply with the terms of Regulation 21 of the Regulations, the Committee refused to grant an adjournment of the Inspection and Hearing.

Background

20. In the Application, it was stated that the Tenants considered that the Landlords had failed to ensure that the Property met the Repairing Standard as set out in Section 13(1) (a) 13 (1) (b) and 13 (1) (c) of the Act by failing to ensure that the house is wind and watertight and in all other respects reasonably fit for human habitation, that the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order and that 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.

21. In particular, the Tenants stated that the electrical supply within the Property was seriously defective, having caused electric shocks to the occupants of the Property. The Tenants stated further that there were several leaks in the roof causing rainwater to ingress into the Property and that the repairs were required to the first floor balcony patio doors.

22. As part of the Application, the Tenants submitted an electrical installation condition report dated 6 February 2014 and prepared and signed by Gary Monahan of 158 Burleigh Street Coatbridge, ML5 4JJ ("the Monahan Electrical Report"), in support of this claim.

23. As part of the Application also, the Tenants lodged copy email correspondence dated 10 and 11 February 2014 between them and the Landlords' Agent in respect of their complaints. The correspondence to the Landlords' Agent stated that there was no Gas Safety Certificate for the property and that the Gas Board (Scottish Gas) had been called out to attend a smell of gas. The correspondence to the Landlords' Agent also stated that there was no competent electrical certificate and that the wiring is an unsafe state. The correspondence from the Landlords' Agent stated that repairs highlighted would be carried out to complete the safety issues.

24. As part of the Application, the Tenants made written representations to the Committee on 26 January 2015 comprising copy email correspondence between them and the Landlords' Agent dated 15 to 19 January 2015 in respect of their complaints. The correspondence from the Landlords' Agent stated that several recent repair works had been carried out at the property and that various roof repairs had been carried out to remedy the leaks. The correspondence from the Landlords' Agent also stated that further reports of water ingress following recent storms would proceed when the weather improved and that electrical repairs had been carried out and any outstanding works would be carried out. The correspondence from the Landlords' Agent further stated that other works which are not the subject of the Application were or would be carried out. The correspondence to the Landlords' Agent disputed the content of the correspondence from the Landlords' Agent and listed the following specific items:- Unsafe wiring installation, instances of electrocution, downstairs lighting having to be switched off permanently; water ingress into kitchen, lounge, main bedroom, TV room, hallway and water damage to clothing in wardrobe and alarm inoperative. The correspondence to the Landlords' Agent further stated that other works which are not the subject of the Application required to be carried.

25. As part of the Application, the Tenants made further written representations to the Committee on 30 January 2015 comprising an electrical installation condition report dated 26 January 2015 by Falcon Electrical Testing ("the Falcon Electrical Report").

26. The full Application was intimated to the Landlords' Agent on 17 February 2015.

27. Landlords' Agent submitted written representations to the Committee dated 6 March 2015 and stated that the Application is an excuse on the part of the Tenants to avoid rental payments. The Landlords' Agent stated that the Tenants took occupation ahead of safety checks being carried out and in the knowledge that these checks had not been done. The Landlords' Agent stated that all safety checks have been carried out and certificates issued and that any outstanding roof repairs are ready to commence when the weather improves.

28. As part of their written representations to the Committee, the Landlords' Agent lodged copy letter correspondence to the Tenants dated 19 January 2015 indicating that an electrical engineer would attend on 23 January to carry out an inspection and repairs. The Landlords' Agent also lodged copy email correspondence between them and the Tenants dated 15 – 23 January 2015, some of which had also been lodged by the

Tenants as part of the Application. The Landlords' Agent's email correspondence to the Tenants dated 21 January stated that an electrical engineer was arranged for 23 January. The Tenants' email response to the Landlords' Agent in reply stated that 23 January was not a suitable date for the electrical engineer to attend and stated that there were numerous leaks in the roof and leaks at the first floor patio door. The Landlords' Agent's email in response to the Tenants re-stated that an electrical engineer was arranged for 23 January to rectify any issues and stated that a roofing contractor, Elite Roofing, had reported that attention is needed to the roof but not to the extent requested by the Tenants. The Landlords' Agent's correspondence to the Tenants further stated that repairs and works had been carried out to the balcony, being re-tiling, to the bathroom, being a new ceiling and extractor fan and to the boiler.

29. As part of their written representations to the Committee, the Landlords' Agent lodged copy Landlord/Homeowner Gas Safety Certificate Serial number AAA027019 and dated 12 February 2015 ("the Gas Safety Certificate").

30. As part of their written representations to the Committee, the Landlords' Agent also lodged copy Domestic Electrical Installation Certificate dated 17 February 2015 and prepared by GW Electrical & Security, 33, Langlea Drive, Cambuslang, Glasgow ("the GW Electrical Certificate").

31. As part of their written representations to the Committee, the Landlords' Agent also lodged copy email dated 15 February 2015 from the said GW Electrical & Security to the Landlords' Agent with a Summary of Rectification Works ("the GW Summary of Works"). The copy email the said that the works listed on the GW Summary of Works had been "carried out to address the Code 1 and 2 works detailed in the Falcon Electrical Report."

32. The Landlords' Agent also lodged copy correspondence between them and the Tenants relating to matters and works which are not the subject of the Application.

Inspection and Hearing

33. An Inspection took place on 15 April 2015 at 10.00 a.m. at the Property. The Tenants were present. The Landlords did not attend. The Landlords' Agent did not attend.

34. The Committee inspected the items of which the Tenants complained specifically in the Application, namely, the electrical installation, the water ingress from the roof and the first floor balcony patio door.

35. Following the Inspection, a Hearing was held at the Private Rented Housing Panel offices at Europa Building, 450 Argyle Street, Glasgow on 15 April 2015 at 11.30 a.m. at the Property. The Tenants were present. The Landlords did not attend. The Landlords' Agent did not attend.

36. At the Hearing, the Tenants addressed the Committee on the content of the Application, the written representations submitted by them and by the Landlords' Agent, the copy correspondence lodged by them and by the Landlords' Agent, the Monahan Electrical Report, the Falcon Electrical Report, the Gas Safety Certificate, the GW Electrical Certificate and the GW Summary of Works and answered questions put to them by the Committee.

37. In the initial stages of the Hearing, it became apparent to the Committee that the Tenants had not had sight of the Landlords' Agent's written representations and the documents lodged by the Landlords' Agent and narrated at paragraphs 27 – 32 above. Therefore, the Committee adjourned the Hearing briefly to allow the Tenants an opportunity to have a copy of and to read these items. The Hearing recommenced when the Tenants had done so.

38. With reference to the content of the Application, the Tenants advised the Committee that they had taken entry to the property at the end of 2013, that the roof had leaked since that date and this had been reported to the Landlords' Agent. They advised that ad hoc repairs had been carried by the handymen employed by the Landlords' Agent to no effect and that no repairs had been carried out a roofing contractor. Although a roof survey had been carried out by Elite Roofing, that firm had not carried out any works to the roof. Mr Priestley was of the view, from an email he had seen sent from Elite to the Landlords' Agent, that Elite Roofing had recommended substantial roof works. The Tenants confirmed that they had not been given a copy of Elite Roofing's report, if any.

39. With regard to the lounge, the Tenants advised the Committee that there is continuing water ingress at all four walls and in particular, there is considerable water ingress at the bay window which had caused damage to the Tenants' property, and in particular, a

grand piano, which has been badly damaged. The electrical sockets and conduits in the lounge are affected by the water ingress and the sockets are inoperable.

40. With regard to the downstairs study, the Tenants advised the Committee that again there is continuing water ingress which has affected the ceiling light and fixture to the extent that none can be used safely.

41. With regard to the TV room, the Tenants advised the Committee that again there is continuing water ingress which affects the ceiling light.

42. With regard to the shower room, the Tenants advised the Committee that both water ingress and condensation are causing mould to gather on the ceiling and cornicing and that the light switch, which is internal and wall mounted, is loose.

43. With regard to the kitchen, the Tenants advised the Committee that the cooker does not have an isolation switch, the cooker hood does not work, the lighting is faulty and that the electrical switchboard which is situated in a kitchen cupboard is substandard and faulty. Mrs Robertson advised that the engineer from GW Electrical & Security, referred to in paragraph 30 above, had stated to her that she should prevent anyone from opening the cupboard in which the electrical switchboard is situated.

44. With regard to the master bedroom, the Tenants advised the Committee that again there is continuing water ingress and that a burst pipe in the walk-in wardrobe area, which had caused considerable damage to clothing, had not been repaired by the Landlords.

45. With regard to the bedroom, the Tenants advised the Committee that again there is continuing water ingress and that the ceiling lighting is faulty.

46. With regard to the room used by them as a music studio, the Tenants advised the Committee that there is water ingress at the balcony patio doors and that the way in which external facia has been fitted results in rainwater accumulating on the balcony.

47. With regard to the external electrical installation at the Property, the Tenants advised the Committee that the lighting, the pool lighting, pool pump and pool heating have all been fully disconnected rather than repaired.

48. The Tenants advised the Committee that there are battery operated smoke alarms in the property but no carbon monoxide detectors.

49. With reference to the Landlords' Agent's written submissions, the Tenants advised the Committee they agreed that they had take entry to the Property within days of viewing but had not been aware that safety checks were still to be carried out. The Tenants disputed that all safety checks have been carried out and certificates issued.

50. With reference to the Landlords' Agent copy correspondence, the Tenants indicated to the Committee that they disputed the content insofar as the content did not accord with their own. In particular, the Tenants disputed that they had refused access to the Landlords' Agent on 23 January, but had advised the Landlords' Agent that date was not convenient.

51. With reference to the Monahan Electrical Report, the Tenants advised the Committee that this report and the inspection on which it was based had been commissioned by the Landlords' Agent in January 2014 following a request by the Tenants for gas and electrical safety certificates. The Tenants advised the Committee that the Landlords' Agent had advised them that this report and inspection were carried out by Falcon Electrical Testing, Falcon House, Main Street, Fallin, Stirling, FK7 7HT, ("Falcon"), a NICEIC approved electrical contractor. The Tenants drew the Committee's attention to the fact that although the Monahan Electrical Report was in the same template style as the Falcon Electrical Report, it was not signed by or on behalf of the Falcon. The Tenants advised the Committee that, following a conversation between Mrs. Robertson and the Landlords' Agent during which the Landlords' Agent advised Mrs. Robertson that Falcon were unable due to pressure of business to carry out the works, Mrs. Robertson had telephoned Falcon direct and was advised by Falcon that they had no record of an inspection and report being carried out at the Property by them at any time, that the circumstances of the inspection as outlined to them by Mrs. Robertson did not accord with their usual practises and that there had been no contact from the Landlords' Agent to instruct works. The Tenants advised the Committee that, by passing off the Monahan Electrical Report as a report by Falcon and by leading the Tenants believe that Falcon were instructed to carry out works, they considered that the Landlords' Agent had deceived them. In any event, the Tenants drew the Committee's attention to the recommendations of the Monahan Electrical Report and advised the Committee that, despite requests to carry out the works recommended in the Monahan Electrical Report, Landlords' Agent had failed to do so.

52. With reference to the Falcon Electrical Report, the Tenants advised the Committee that following Mrs. Robertson's telephone call to Falcon, the Tenants instructed and paid for the Falcon Electrical Report. The Tenants drew the Committee's attention to the recommendations of the Falcon Electrical Report and advised the Committee that the majority of these had not been carried out by the Landlords.

53. With reference to the GW Electrical Certificate, the Tenants advised the Committee that, following requests by the Tenants for an electrical safety certificate, an inspection on was carried out on 26 January 2015. The Tenants stated that although Mrs. Robertson had been present when the inspection was carried out, they had not seen the GW Electrical Certificate before the Hearing.

54. With reference to the GW Summary of Works, the Tenants advised the Committee that this appeared to be a note of works carried out by GW Electrical & Security when the inspection referred to in paragraph 53 above was carried out. The Tenants drew the Committee's attention to inaccuracies at of the GW Summary of Works at items 6 and 7 of the Summary.

55. With reference to the Gas Certificate, the Tenants advised the Committee that Mr. Priestley had been given a copy of this by the gas engineer who prepared it. The Tenants drew the Committee's attention to the defects listed in the Gas Certificate and advised the Committee these had not been rectified by the Landlords.

56. The Tenants advised the Committee that they and their family members had had electric shocks from the sockets and light switches throughout the Property and so had placed duct tape over these to prevent their use. The Tenants advised the Committee that the problems with the electrical installation began sometime after the Monahan Electrical Report was prepared.

Findings of Fact

57. The Landlords are the owner of the Property and the Tenants are the Tenants of the Property in terms of a short assured tenancy agreement between the parties dated 13 December 2013.

58. The Property is a detached two storey property comprising two bedrooms, four public rooms, kitchen and shower room. The Property appears to be of traditional construction, estimated to be in the region of around [ ] years old or thereby, with brick solid outer walling and outer roughcast finish. The roof is pitched and finished with slates. Property sits in substantial grounds in which there are several outbuildings and a swimming pool. The windows are a mix of single glazed hardwood and UPVC double glazed units.

59. From the Inspection, the Committee made the following findings in fact:-

i. With regard to the lounge, that there is evidence of water ingress on the external facing walls and water staining across the ceiling with the ceiling plaster is hanging from the lathe. The curtains and flooring at the bay window show water staining. Water, presumably from overnight rain, had pooled on the surface of a music system. The electrical sockets show signs of damage caused by water penetration.

ii. With regard to the downstairs study, there is evidence of water ingress and water staining on the ceiling and on the external wall at the rear of the Property. The light switch is taped to prevent use.

iii. With regard to the TV room, there was evidence of water ingress and water staining on the ceiling at the ceiling light.

iv. With regard to the shower room, there was mould on the ceiling and cornicing. The light switch is mounted on the internal all and is loose.

v. With regard to the kitchen, the cooker does not appear to have an isolation switch, the cooker hood does not work, the lighting is faulty and that the electrical switchboard which is situated in a kitchen cupboard is substandard and faulty.

vi. With regard to the master bedroom, there is evidence of water ingress and water staining on the ceiling and on the wall at the en suite. The plaster work above the walk-in wardrobe area is damaged and water pipes are exposed.

vii. With regard to the bedroom, there is evidence of water ingress and water staining on the ceiling and on the external wall at the rear of the Property. The ceiling spot lights emit a buzzing sound when switched on.

viii. With regard to the music studio, there is evidence of water ingress at the balcony patio doors and the wood of the door surround is broken and rotted as a result. Rainwater had pooled on the balcony.

ix. The roof is in a poor condition and patchwork repairs are visible.

x. The external parts of some of the window frames appear to be rotted.

xi. There is no evidence of rising dampness or broken or defective brickwork.

xii. The external electrical installation at the Property, the Committee noted that the lighting, the pool lighting, pool pump and pool heating have all been fully disconnected.

xiii. There are no hard wired smoke alarms in the property and no carbon monoxide detectors.

60. With regard to the Falcon Electrical Report, the Committee noted that the authors of the report are NICEIC registered. The Landlords' Agent had been given a copy of the Falcon Electrical Report as part of the Application process and had not challenged it nor had they commented on it. The Committee, accordingly, accepted the terms and content of the Falcon Electrical Report in full.

61. The Committee had concerns in respect of the provenance of the Monahan Electrical Report and the way in which the Tenants indicated that it been given to them by the Landlords' Agent. The Committee noted that the template of the Monahan Electrical Report differed only from that of the Falcon Electrical Report in that the Falcon name had been blacked out, as the footer stated "Falcon Electrical Testing". The Committee noted that the Monahan Electrical Report had been signed by Gary Monahan of 158 Burleigh Street Coatbridge, ML5 4JJ and, although, the heading of the report indicated that the report's author was NICEIC registered, the part of the report which required a registration number had been scored out. As neither the Landlords nor their Agent were present, the Committee could not enquire further into the manner in which the Monahan Electrical Report had been commissioned and on what basis it had been tendered by Mr. Monahan. Nonetheless, the Committee noted that the content of the Monahan

Electrical Report indicated 26 defects, which were in accord with the findings of the Falcon Electrical Report. The Committee accepted the terms and content of the Monahan Electrical Report in respect of the defects listed.

62. The Committee found that the GW Electrical Certificate had been granted on the basis that the defective elements of the electrical installation as noted in the Falcon Electrical Report had been disabled and not on the basis that these had been remedied.

63. In respect of the GW Summary of Works, the Committee found that the works carried out were not repairs to the defects mentioned in either report but were works to make the electrical installation safe by disabling the installation or part or parts of it.

64. The Committee accepted the terms and content of the Gas Safety Certificate and, from the Inspection, found that the defects specified in it had not been rectified.

65. The Committee considered the terms and content of the written representations and the correspondence of both the Landlords' Agent and the Tenants. The Committee found that, although, there was disagreement in respect of the extent and scope of the Tenants' complaints, the parties were agreed that repair works were required.

Decision of the Committee and Reasons for the Decision.

66. The issues to be determined by the Committee in reaching a decision are whether or not the Property meets the Repairing Standard in respect of Section 13(1) (a) 13 (1) (b) and 13 (1) (c) of the Act at the date of the Inspection and Hearing. In particular whether the Property is wind and watertight and in all other respects reasonably fit for human habitation, that the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order and that 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.

67. The Committee's decision was based on the content of the Application, the written representations submitted by the Tenants and by the Landlords' Agent, the copy correspondence lodged by the Tenants and by the Landlords' Agent, the Monahan Electrical Report, the Falcon Electrical Report, the Gas Safety Certificate, the GW

Electrical Certificate and the GW Summary of Works, the Inspection and the Tenants' evidence at the Hearing.

68. From the Tenants' evidence at the Hearing, the Committee were mindful that the Landlords and their Agent were not present to challenge the evidence of the Tenants. The Committee took the view that the evidence of the Tenants in respect of the electrical matters was, however, supported by the contents of Monahan Electrical Report and the Falcon Electrical Report and by the Committee's findings at the Inspection. The evidence of the Tenants in respect of the water ingress was supported by the Committee's findings at the Inspection. The Committee, accordingly, accepted the evidence of the Tenants in full.

69. The Committee considered the terms and content of the Monahan Electrical Report and, in particular, noted that the report specified 26 defects the majority of which were Code 1 or 2 defects. Notwithstanding the Committee's concerns regarding the Monahan Electrical Report, the Committee were of the view that it was in accord with the Falcon Electrical Report and the Tenant's evidence.

70. The Committee considered the terms and content of the Falcon Electrical Report and, in particular, noted that the Summary of the Condition of the Installation stated that "the electrical installation is in a very unsafe and dangerous condition. There is currently a high risk of fire and electrocution which could result in injury or death to the users of the installation."

71. The Committee, having found that GW Summary of Works were not repairs to the defects the electrical installation but were works to make the electrical installation safe, were of the view that the electrical installations is not in a reasonable state of repair and in proper working order.

72. The expert opinion of the Committee is that the poor condition of the roof is the direct cause of the water ingress into the Property.

73. The Committee were mindful that the Landlords and their Agents were not present at the Hearing. The Committee's view of the Landlord's Agents written representations is that the representations do not dispute that roof repairs are required, that they are inaccurate in respect of the gas and electrical safety certificates which have been granted and in respect of the extent of the poor condition of the electrical installation. It is clear to the Committee that, rather than

instruct a proper repair or replacement of the electrical installation, the Landlords have instructed their contractor to make the system safe by disabling part or parts of it. Rather than be transparent in respect of the true position of the content of the certificates and the condition of the Property, the Landlord's Agents have sought to discredit the Tenants by making personal remarks which are of no relevance to the proceedings.

74. The Committee had no hesitation in determining that the Landlords have not complied with the duty imposed by Section 14 (1) (b) of the Act in respect that the Property meets the Repairing Standard in respect of Sections 13 (1) (a), 13 (1) (b), and 13 (1) (c) of the Act, and accordingly, the Committee determined that the Landlord had not failed to comply with the duties imposed by Section 14(1) (b) of the Act.

75. The decision is unanimous.

76. The Committee having determined that the Landlord had not failed to comply with the duties imposed by Section 14(1) (b) of the Act proceeded to make a Repairing Standard Enforcement Order as required by Section 24(2) of The Act.

77. The Committee have serious concerns in respect of the safety of the Property for its occupants. Therefore, the Committee direct that a copy of this decision together with the Repairing Standard Enforcement Order, the Monahan Electrical Report, the Falcon Electrical Report, the Gas Safety Certificate, the GW Electrical Certificate and the GW Summary of Works be sent, at the same time as its issue to the Landlords and the Tenants, to SELECT, NICEIC, Landlord Registration of North Lanarkshire Council, the Environmental Health Service of that Council and Scottish Fire and Rescue to allow them to carry out their own enquiries into the safety of the Property and to allow SELECT and NICEIC to make enquiries into the circumstances of the Monahan Electrical Report which bears the logo of NICEIC and the logo of Falcon although not authorised by NICEIC or by Falcon.

Right of Appeal

78. A landlord or tenant aggrieved by the decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

79. Where such an appeal is made, the effect of the decision and of any repairing standards enforcement 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 any repairing standards enforcement order will be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed
K. MOORE

Karen Moore, Chairperson Date 29 April 2015

29 April 2015
This is the GW Summary of Works Referred To in Decision of even date, VP/15/0013, in respect of The Cairn, Crosshill Street, Airdrie, Karen Moore, Chairperson

The Cairn, Crosshill Street, Airdrie ML6 9DA

Rectification of Code 1 and Code 2 defects as recorded in EICR Ref 2010267, dated 26/01/2015

Summary of rectification works

1. Main bond (10mm) installed to incoming gas and water. The water stop valve could not be located, so water bond added to cold feed to central heating boiler. Bonds tested & verified.
2. DB1 securely fixed; DB 2 replaced.
3. DB1 IP ratings improved to meet IP4X and IP2X; DB 2 replaced and meets IP requirements.
4. Main bond fitted to gas supply.
5. Single insulated pvc cable enclosed and/or removed at DB cupboard.
6. Circuit 10S mcb replaced with 16 amp mcb.
7. Circuit 11S mcb replaced with 16 amp mcb.
8. Downstairs bathroom light switch outside Zones 1&2; switch replaced.
9. Metal accessories checked and where required, provided with a 1.5mm earth fly lead. Some accessories not accessible due to furnishings.
10. External, low level lighting disconnected, awaiting decision on upgrading of circuit conductor.
11. First floor en-suite light switch out with Zones 1&2, however due to proximity to whb, switch changed and relocated to outside bathroom.
12. Catenary wire supporting supply cable repaired and re-tensioned to provide adequate support.
13. Exposed single cores at bedroom pendant repaired.
14. DB2 replaced, resolving damaged cover on original unit.
15. Local isolation for "Rangemaster" cooker is located behind cooker. Isolation can be provided via dedicated mcb on DB2, 2 m away.
16. Supply to kitchen spotlights moved onto a protected circuit.
17. DB2 replaced, dealing with inappropriate modification/addition of mcb on original DB.

The above addresses all Code 1 & 2 recorded in the EICR

12 February 2015

GW Electrical & Security 33 Langlea Drive Glasgow G72 8EB
0141 641 4454/07768 807 445
gwe_s@btinternet.com

17/02/2015 61272014

G W Electrical & Security

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

(Requirements for Electrical Installations – BS 7671 IET Wiring Regulations)

Client and address: SBC Properties Ltd 6 Railway Road Airdrie Postcode: ML6 9AB	Installation address: The Cairn Crosshill St, Airdrie Postcode: ML6 9DA

Extent of the installation work covered by this certificate: Replacement of DB 2

The installation is:

New	N/A
An addition	N/A
An alteration	✓

* BS 7671 amended to: 2011

I/we, being the person/s responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my/our signature/s below, particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing hereby Certify that the design, construction, inspection and testing work for which I/we have been responsible is, to the best of my/our knowledge and belief, in accordance with BS 7671: amended to* except for the departures, if any, detailed as follows:

Details of departures from BS 7671: as amended (Regulations 120.3 & 133.5)

N/A

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate, For the DESIGN, CONSTRUCTION, INSPECTION & TESTING of the installation.

Signature: Name (Capitals): GEORGE VERYAN Date: 17/02/2015

The results of the inspection and testing reviewed by

Signature: Name (Capitals): MARC VERYAN Date: 17/02/2015

Trading title: G W Electrical & Security

33 Langlea Drive
Cambuslang
Glasgow

Email: gwe_sf@btinternet.com

Web:

Telephone No: 07768 807 445 Postcode: G72 8EB

Registration No: (if applicable) N/A Branch No: (if applicable) N/A

I RECOMMEND that this installation is further inspected and tested after an interval of not more than *
5 years
*Interval in terms of years, months, or weeks, as appropriate

Additional information and report notes

The DB was replaced due to Code 1 & 2 recommendations arising from EICR Ref 2010267 dated 26/01/2015 by Falcon Electrical Testing.
Three circuits could not be identified and were not connected.

See attached schedule

EICR ref 2010267 dated 26/01/2015.

29 April 2015, This is the GW Electrical Certificate referred to in Decision FTPLS/00129/W in respect of The Cairn, Crosshill Street, Airdrie, Karen Moore, Chairperson

Nature of Supply Parameters

System		Number and Type of Live Conductors			
TN-S	N/A	1-phase (2 wire)	✓	1-phase (3 wire)	N/A
TN-C-S	✓	2-phase (3 wire)	N/A	3-phase (4 wire)	N/A
TT	N/A	other	N/A		
* Other	N/A				

(1) by enquiry
(2) by enquiry or by measurement
(3) where more than one supply, the higher or highest values

AC or DC	A/C	Nominal Voltage U (1)	230/230	V	Nominal frequency f (1)	50	Hz
		Uo (1)	230	V	External earth fault loop impedance Ze (2/3)	0.35	Ω
Single-phase	Prospective fault current (2/3)	0.69	kA	3-phase	Prospective fault current (2/3)	N/A	kA

*Characteristics of Primary Supply

*Other sources of supply to be detailed on attached schedules

BS(EN)	BS3151 Fuse HBC				
Type	Type 2				
Rated current	LIM	A	Short-circuit capacity	16.0	kA

Means of earthing

Distributor's facility	✓	Type: (e.g rod(s), tape, etc)	N/A
Installation earth electrode	N/A	Electrode resistance, RA:	N/A

Details of installation Earth Electrode (where applicable)

Location:	N/A
Method of measurement:	N/A

Measured Ze			Ω
Maximum demand: (load)			kVA/ Amps
Number of smoke alarms			
Protective measures for fault protection	ADS		

Main Switch or circuit-breaker

Type BS(EN)	BSEN 61008		Voltage rating	230	V
No of poles	2		Rated Current	63	A
Supply conductor material	Copper		RCD operating current IΔn	30	mA
Supply conductor csa	25	mm²	RCD operating time	24.6	ms

Earthing conductor

Conuctor material:	Copper				
Conuctor csa:	16	mm²	Continuity check (✓)	✓	

Main protective bonding conductors and bonding of extraneous conductive parts (✓)

Conductor material	Copper	Conductor csa	10	Water service	✓	Oil service	N/A
Location: (where not obvious)	Utility	Gas service	✓	Structural steel	N/A	Other service	N/A

Inspection & Test Schedule

✓	External earth loop impedance, Ze	✓	Polarity	N/A	Protection by separation of circuits
N/A	Installation earth electrode resistance, Ra	✓	Earth fault loop impedance Zs	N/A	Other (*Please note below)
✓	Continuity of protective conductors	N/A	Verification of phase sequence		
N/A	Continuity of ring final circuit conductors	✓	Operation of residual current device(s)		
✓	Insulation resistance between live conductors	N/A	Functional testing of assemblies		
✓	Insulation resistance between live conductors and earth	N/A	Verification of voltage drop		

* Further notes for items tested, if applicable

Three circuits could not be identified after reasonable investigation and were not connected.

Note: All boxes must be completed

Protective measures against electric shock

Basic and fault protection

Extra low voltage
Double or reinforced insulation

N/A	SELV or PELV

N/A	Double or reinforced insulation

Basic protection

✓	Insulation of live parts	✓	Barriers and enclosures

Fault protection

Automatic disconnection of supply

✓	Presence of earthing conductor
✓	Presence of circuit protection conductors
✓	Presence of main protective bonding conductors
✓	Choice and setting of protective devices (for fault protect and/or overcurrent)

Electrical separation

N/A	For one item of current-using equipment
N/A	For more than one item of current using equipment

Additional protection

✓	Presence of residual current devices(s)
N/A	Presence of supplementary bonding conductors

Prevention of mutual detrimental influences

N/A	Proximity of non-electrical services and other influences
N/A	Segregation of band I and band II circuits or band II insulation used
N/A	Segregation of safety circuits

Identification

✓	Presence of diagrams, instructions, circuit charts and similar information
N/A	Presence of danger notices
N/A	Presence of other warning notices, including presence of mixed wiring colours
✓	Labeling of protective devices, switches and terminals
N/A	Identification of conductors

Cables and conductors

N/A	Selection of of conductors for current carrying capacity and voltage drop
N/A	Erection methods
N/A	Routing of cables in prescribed zones
N/A	Cables incorporating earthed armour, sheath or run in an earthed wiring system, or otherwise protected against nails, screws and the like
N/A	Additional protection by 30mA RCD (where required in premises not under the supervision of skilled or instructed persons)
✓	Connection of conductors
N/A	Presence of fire barriers, suitable seals and protection against thermal effects

General

✓	Presence and correct location of appropriate devices for isolation and switching
✓	Adequacy of access to switchgear and other equipment
N/A	Particular protective measures for special installations and locations
✓	Connection of single pole devices for protection or switching in line conductors only
✓	Correct connection of accessories and equipment
N/A	Selection of equipment and protective measures appropriate to external influences
✓	Selection of appropriate functional switching devices

✓	*To indicate that an inspection or test has been carried out and the result is satisfactory*	N/A	*To indicate the inspection or test is not applicable*

Earth fault loop impedance	N/A	Insulation resistance	N/A
Continuity	N/A	RCD	N/A
MFT	080308/5185	Other	N/A

Details of circuits and/or installed equipment vulnerable to damage when testing and/or remarks:

Cooker and heating circuits.

DB ref: DB1	Zs at this board (Ω): 0.30	Ipf at this board (kA): 0.69	Main switch type: BSEN 61008	Rating: 63 Amps	Supply 25 mm²	Earth: 16 mm²					
Distribution board location: Kitchen cupboard	Phase Sequence Confirmed (where appropriate) N/A	Supplied from: Mains	No. Of phases: Single	Supply protective device type BSEN reference: BS3161 Fuse HBC - Type 2	Rating: 10M Amps						

Circuit Reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors: Live (mm²)	Circuit conductors: cpc (mm²)	Max disconnection time permitted	Over current devices: Type BS EN	Over current devices: Rating (A)	Over current devices: Short circuit capacity (kA)	RCD: IΔn mA	Maximum Permitted Zs	Continuity Ω: Ring final circuits only (Measured end to end): r1	Continuity Ω: Ring final circuits only (Measured end to end): rn	Continuity Ω: Ring final circuits only (Measured end to end): r2	Continuity Ω: All circuits (At least one column to be completed): R1 + R2	Continuity Ω: All circuits (At least one column to be completed): R2	Insulation resistance: Line/Line M Ω	Insulation resistance: Line/Neutral M Ω	Insulation resistance: Line/Earth M Ω	Insulation resistance: Neutral/Earth M Ω	Polarity	Measured Zs Ω	RCD: Test button functionality	RCD: At IΔn ms	RCD: At 5 x IΔn ms
1	Cooker	A	100	1	6	2.5	5	60898 type B	40	6	30	0.92	N/A	N/A	N/A	0.09	N/A	>99	>99	>99	>99	✓	0.46	✓	28.6	19.0
2	Not identified	A	100		2.5	1.5	0.4	60898 type B	16	6	30	2.30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	28.6	19.0
3	Not identified	A	100	N/A	1.5	1.0	0.4	60898 type B	10	6	30	3.68	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	28.6	19.0
4	Under stair light	A	100	1	1.5	1.0	0.4	60898 type B	10	6	30	3.68	N/A	N/A	N/A	0.45	N/A	>99	>99	>99	>99	✓	0.92	✓	28.6	19.0
5	Heating	A	100	1	1.5	1.0	0.4	60898 type B	6	6	30	6.13	N/A	N/A	N/A	0.21	N/A	>99	>99	>99	>99	✓	0.62	✓	28.6	19.0
6	Not identified	A	100	N/k	1.5	1.0	0.4	60898 type B	6	6	30	6.13	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	28.6	19.0

A	B	C	D	E	F	G	
PVC/PVC CABLES	PVC CABLES IN METALLIC CONDUIT	PVC CABLES IN NON-METALLIC CONDUIT	PVC CABLES IN METALLIC TRUNKING	PVC CABLES IN NON-METALLIC TRUNKING	PVC/SWA CABLES	XLPE/SWA CABLES	Reference Methods are methods of installation for which the current-carrying capacity has been determined by test or calculation

NOTES FOR RECIPIENT

THIS CERTIFICATE IS A VALUABLE DOCUMENT AND SHOULD BE RETAINED FOR FUTURE REFERENCE

This safety certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed and inspected and tested in accordance with British Standard 7671 (The IET Wiring Regulations).

You should have received an original Certificate and the contractor should have retained a duplicate Certificate. If you were the person ordering the work, but not the owner of the installation, you should pass this certificate, or a full copy of it including the schedules immediately to the user.

The original certificate should be retained in a safe place and be 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 owner that the electrical installation complied with the requirements of British Standard 7671 at the time the certificate was issued was issued. The Construction (Design and Management) Regulations require that for a project covered by those regulations, a copy of this certificate, together with schedules is included in the health and safety documentations.

For safety reasons, the electrical installation will need to be inspected at appropriate intervals by a competent person. The maximum time interval recommended before the next inspection is stated in the certificate under "Next Inspection."

This certificate is intended to be issued only for a new electrical installation or for new work associated with an alteration or addition to a existing installation. It should not have been issued for the inspection of an existing electrical installation. An "Electrical Installation Condition Report" should be issued for such an inspection.

The certificate is only valid if a Schedule of Inspection of Test Results is attached.

DB ref:	DB1	Zs at this board (Ω):	0.30	Ipf at this board (kA):	0.69	Main switch type	BSEN 61008	Rating:	63	Amps	Supply	25	mm²	Earth:	16	mm²
Distribution board location:	Kitchen cupboard	Phase Sequence Confirmed (where appropriate)	N/A	Supplied from:	Mains	No. Of phases:	Single	Supply protective device type BSEN reference:	BS3161 Fuse HBC - Type 2		Rating:	1/M	Amps			

Circuit Reference	Circuit designation	Type of wiring	Reference method	Number of points served	Circuit conductors: Live (mm²)	Circuit conductors: cpc (mm²)	Max disconnection time permitted	Over current devices: Type BS EN	Over current devices: Rating (A)	Over current devices: Short circuit capacity (kA)	RCD: IΔn mA	Maximum Permitted Zs	Continuity Ω: Ring final circuits only (Measured end to end): r1	Continuity Ω: Ring final circuits only: rn	Continuity Ω: Ring final circuits only: r2	Continuity Ω: All circuits (At least one column to be completed): R1 + R2	Continuity Ω: All circuits: R2	Insulation resistance: Line/Line MΩ	Insulation resistance: Line/Neutral MΩ	Insulation resistance: Line/Earth MΩ	Insulation resistance: Neutral/Earth MΩ	Polarity	Measured Zs Ω	RCD: Test button functionality	RCD: At IΔn ms	RCD: At 5 x IΔn ms
1	Cooker	A	100	1	6	2.5	6	60898 type B	40	6	30	0.92	N/A	N/A	N/A	0.09	N/A	>99	>99	>99	>99	✓	0.46	✓	28.6	19.0
2	Not identified	A	100		2.5	1.5	0.4	60898 type B	16	6	30	2.30	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	28.6	19.0
3	Not identified	A	100	N/A	1.5	1.0	0.4	60898 type B	10	6	30	3.68	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	28.6	19.0
4	Under stair light	A	100	1	1.5	1.0	0.4	60898 type B	10	6	30	3.68	N/A	N/A	N/A	0.45	N/A	>99	>99	>99	>99	✓	0.92	✓	28.6	19.0
5	Heating	A	100	1	1.5	1.0	0.4	60898 type B	6	6	30	6.13	N/A	N/A	N/A	0.21	N/A	>99	>99	>99	>99	✓	0.62	✓	28.6	19.0
6	Not identified	A	100	N/k	1.5	1.0	0.4	60898 type B	6	6	30	6.13	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	28.6	19.0

Serial No
AAA 027019

LANDLORD/HOMEOWNER GAS SAFETY RECORD

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

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

Details of Registered Business FITKEY GAS
Gas Safe Register No 561564
Registered Engineer's Name KEVIN FITZPATRICK
Gas Safe Register Licence Number 3504262
Business FITKEY GAS
Address 9 MAIN STREET
WISHAW
Postcode ML2 7AF
Contact No 01698 157377

Details of Site THE CAIRN
Name (Mr/Mrs/Miss/Ms) JOHN PRIESTLEY
Address THE CAIRN
CROSSHILL STREET
MOORIE
Postcode
Contact No

Details of ~~Customer~~/Landlord (or agent where appropriate)
Name (Mr/Mrs/Miss/Ms) SBC PROPERTIES
Address RAILWAY ROAD
MOORIE
Postcode ML6 9AB
Contact No 01993 754666

Number of Appliances tested 2

Appliance Details

	Location of	Type	Manufacturer	Model	Owned by Landlord/~~Homeowner~~ Yes/No	Inspected Yes/No	Type of flue
1	WASHROOM	BOILER	VOKERA	SABRE 35 HE	YES	YES	~~RS~~
2	KITCHEN	RANGE	RANGEMASTER	TOLEDO	YES	YES	RS
3							
4							

Inspection Details

	Operating pressure in mbar and/ or heat input kW/h or Btu/h	Operation of safety device(s) Pass/Fail/NA	Ventilation satisfactory Yes/No	Visual condition of flue and termination Pass/Fail/NA	Flue operation checks Pass/Fail/NA	Combustion analyser reading (if applicable)	Appliance serviced Yes/No	CO Alarm fitted Yes/No	CO Alarm tested (if fitted) Pass/Fail/NA	SAFE TO USE Yes/No
1	10mbar	PASS	YES	PASS	PASS	0.0007	YES	NO	NA	YES
2	165mbar	PASS	YES	PASS	NA	NA	YES	NO	NA	YES
3										
4										

Defect(s) Identified

		GIUSP classification eg. NCS, AR, ID	Warning/Advisory Record insert form serial No*
1	WASHROOM BOILER - BOILER UNDERSIZED AND NO CO DETECTOR	NCS	
2			
3	RANGEMASTER - NO COOKER CHAIN, ELECTRICS SORTED OUT - NO CO DETECTOR	NCS	
4			

Remedial Action Taken numbering should correspond to defects above.

1
2 LANDLORD INFORMED OF ALL ABOVE
3
4

Details of Work carried out

IN PROGRESS

* Refer to separate Warning/Advisory Record

	select as appropriate and relevant
Outcome of gas installation pipework visual inspection?	Pass / ~~Fail / NA~~
Outcome of gas supply pipework visual inspection?	Pass / ~~Fail / NA~~
Is the Emergency Control Valve access satisfactory?	Pass / ~~Fail~~
Outcome of gas tightness test?	Pass / ~~Fail / NA~~
Is the Protective Equipotential bonding satisfactory?	Pass / ~~Fail~~

Record issued by: Signature [signature] Kevin Fitzpatrick
Print Name KEVIN FITZPATRICK
Received by: Signature [signature] Tenant/Landlord/Homeowner/Agent
Date appliance(s)/flue(s) checked 12.02.15

ATTENTION
Next safety check due by:
12-02-16

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

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

29 April 2015, This is the gas safety certificate referred to in decision 15/0015/LB in respect of the Cairn, Crosshill St Airdrie of even date herewith. [signature]

29 April 2015
This is the Monahan Electrical Report referred to in decision rp/15/01786 814 920 [redacted]
0013 in respect of the claim, cross-claim & Answer of even date
Karen Moore, Chairperson

ELECTRICAL INSTALLATION CONDITION REPORT

National Inspection Council for Electrical Installation Contracting
NICEIC APPROVED CONTRACTOR

A. Details of the Client/Person Ordering the Report

Client: SBE PROPERTIES

Address: 6 RAILWAY ROAD
AYRORE
ML6 9AB

B. Reason for Producing this Report

Purpose of the report: GENERAL SAFETY ASSESSMENT

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

C. Details of the Installation which is the Subject of this Report

Installation:

Occupier: JOHN PRESTLEY

Address: THE CAIRN
CROSSHILL STREET
AYRORE
ML6 9DA

Description of premises: Domestic ✓ Commercial Industrial

Other:

Estimated age of wiring system: . yrs

Evidence of alterations or additions: ✓ If yes, Estimated Age: 4 yrs

Date of previous inspection: N/A

Record of Installation available: N/A Records held By: N/A

D. Extent and Limitations Inspection and Testing

Extent of Electrical Installation covered by this report: GENERAL SAFETY ASSESSMENT

Agreed limitations including the reasons (See regulation 634.2): FURNITURE

Agreed with: [redacted]

Operational limitations including the reasons (See page No): N/A

N/A

This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2008 (IET Wiring Regulations) as amended to: July 2011

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.

E. Summary of the Condition of the Installation

General condition of the installations (In terms of electrical safety):

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

F. Recommendations

Where the overall assessment of the suitability of the installation for continued use above is stated as unsatisfactory, 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*. Observation classified as *Improvement recommended* (code C3) should be given due consideration.

N/A

I/We recommend that any observations classified as recommended for action be acted upon.

I/We recommend that the installation is further inspected and tested by: 6/2/24

Subject to the necessary remedial action being taken, I/We recommend that the installation is further inspected and tested by the date above.

G. Declaration

I/We being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my 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 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.

Trading Title and address: GARY MONAHAN
158 BULLRIGH STREET
CAMBRIDGE
ML5 4JJ

NICEIC Enrolment Number: N/A

Inspected and tested by:
Name: Gary Monahan Position: Test Engineer Signature: [signature] Date: 6/2/14

Report authorised for issue by:
Name: GARY MONAHAN Position: TEST ENGINEER Signature: [signature] Date: 6/2/14

H. Schedule(s)

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

0 Schedule(s) of inspection and 2 Schedule(s) of test results are attached

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

Note: this form is suitable for many types of smaller installations not exclusively domestic.

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LIM	Not applicable	N/A

Item No	Description	Outcome	Not C	
			Further Investigation required	Remedial
1.0	DISTRIBUTOR'S SUPPLY INTAKE EQUIPMENT			
1.1	Service cable condition	✓	No	No
1.2	Condition of Service head	✓	No	No
1.3	Condition of tails - Distributor	✓	No	No
1.4	Condition of tails - Consumer	✓	No	No
1.5	Condition of metering equipment	✓	No	No
1.6	Condition of Isolator (where present)	✓	No	No
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A	No	No
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)			
3.1	Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✓	No	No
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	No	No
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13.1)	✓	No	No
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	✓	No	No
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	✓	No	No
3.6	Confirmation of main protective bonding conductor sizes (544.1)	C3	No	No
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	C3	No	No
3.8	Accessibility and condition of all protective bonding connections (543.3.2)	C3	No	No
4.0	CONSUMER UNIT / DISTRIBUTION BOARD			
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.1.2; 513.1)	✓	No	No
4.2	Security of fixing (134.1.1)	C2	No	No
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	C2	No	No
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)	✓	No	No
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2 (iii))	✓	No	No
4.6	Presence of linked main switch (as required by 537.1.4)	✓	No	No
4.7	Operation of main switch (functional check) (612.13.2)	✓	No	No
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)	✓	No	No
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	C3	No	No
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)	C3	No	No
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)	C3	No	No
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)	N/A	No	No
4.13	Presence of other required labelling (Please specify) (Section 514)	N/A	No	No
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing and overheating (421.1.3)	✓	No	No
4.15	Single-pole protective devices in line conductor only (132.14.1; 530.3.2)	✓	No	No
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)	✓	No	No
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)	✓	No	No
4.18	RCD(s) provided for fault protection – Includes RCBOs (411.4.9; 411.5.2; 531.2)	✓	No	No
4.19	RCD(s) provided for additional protection - Includes RCBOs (411.3.3; 415.1)	✓	No	No
5.0	FINAL CIRCUITS			
5.1	Identification of conductors (514.3.1)	✓	No	No
5.2	Cables correctly supported throughout their run (522.8.5)	✓	No	No
5.3	Condition of insulation of live parts (416.1)	✓	No	No

your logo here

[redacted] [redacted]

ELECTRICAL INSTALLATION CONDITION REPORT

M. OBSERVATIONS

Referring to the attached schedules of inspection and test results, and subject to the limitations specified at the *Extent and Limitations of the Inspection and testing* section

☐ No remedial action is required ☐ The following observations are made

(6)	LIGHT SWITCH IN WC HAS OPENING AS WRONG SIZE BACKBOX IN WC	C2	No
(7)	CIRCUIT CHARTS ARE INCORRECTLY MARKED UP	C2	No
(8)	CIRCUITS DOUBLED UP FOR CIRCUIT 1OL2 & REQUIRES 2X16A BREAKERS	C2	No
(9)	LIGHT FITTING IN SHOWER ROOM DOWNSTAIRS HAS IN CORRECT IP RATING	C2	No
(10)	LIGHT SWITCH IN SHOWER ROOM HAS INCORRECT IP RATING & REQUIRES MOVED	C2	No
(11)	TRANSFORMERS IN ROOM 1 ARE CONSTANTLY BUZZING, RENEW X2 AT WINDOW	OBS	No
(12)	OB1 CIRCUIT 3L2 & OB2 CIRCUIT 5L2 NEED BOTH BREAKERS	C3	No
	TURNED OFF TO SWITCH LIGHTS OFF, FURTHER INVESTIGATION REQUIRED		No
(13)	OB2 CIRCUIT 5L2 BREAKER DOES NOT FIT DB, NEW BREAKER NEEDED.	C2	No
(14)	ALL OUTSIDE LIGHTS ARE WIRED IN FLEX & REQUIRES CORRECT CABLES	C1	No
	WITH ADEQUATE MECHANICAL PROTECTION & NEW LIGHTS FITTED		No
(15)	OUTSIDE LIGHTS AT POOL AREA HAVE WATER PENETRATION & REQUIRE	C2	No
	CABLE UPGRADED TO CORRECT CABLE WITH MECHANICAL PROTECTION		No
(16)	THERE IS LIVE CABLE UNDER STAIR THAT REQUIRES JOINT BOX FITTED	C1	No
(17)	TIMECLOCK UNDER STAIR IS NOT WORKING AND REQUIRES RENEWED	C2	No
(18)	DIMMER SWITCH IN DINING ROOM / LOUNGE NEEDS BIGGER RATED SWITCH	C1	No
(19)	OB2 REQUIRES BLANK PLATE FITTED ON DB.	C1	No
(20)	OB1 NEEDS BIGGER OB INSTALLED FOR EXTRA CIRCUITS	C2	No
(21)	OB2 NEEDS MOVED TO ALLOW COVER PLATE TO BE FIXED PROPERLY	C3	No
(22)	CATENARY WIRE REQUIRED TO SUPPORT CABLE FROM HOUSE TO GARAGE	C3	No
(23)	ATTIC AREA REQUIRES JOINT BOXES FITTED TO ALL OPEN TERMINALS	C1	No
	230V, MIXED COLOUR WIRING & RCD STICKER MISSING FROM OB1	C3	No
(25)	230V STICKER MISSING FROM OB2, OB3	C3	No
(26)	COULD NOT LOCATE OB2 CIRCUIT 2L2, 3L2 DESPITE REASONABLE INVESTIGATION.	C3	No
			No
			No
			No

☐ Additional observation pages Page number(s) None

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.

C1 - Danger present. Risk of injury. Immediate remedial action required

C2 - Potentially dangerous - urgent remedial action required

C3 – Improvement recommended

SCHEDULE OF CIRCUIT TESTS FOR THE INSTALLATION

Board Tests

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Zs 0.48 Ω

Ipf 0.46 kA

Correct supply polarity confirmed ✓

Operating times of associated RCD (if any) At IΔn N/A ms

At 5IΔn N/A ms

Phase sequence confirmed (where appropriate) N/A

TEST INSTRUMENTS (SERIAL NUMBERS) USED

Earth fault loop impedance	1002395701217794	RCD	1002395701217794
Insulation resistance	1002395701217794	Other	
Continuity	1002395701217794	Other	

Details of circuits and/or equipment vulnerable to damage

Circuit Tests

Circuit number and phase	Circuit impedances Ω					Insulation resistance				Polarity	Maximum measured earth fault loop impedance Ω	RCD operating times			Remarks see continuation sheet
	Ring final circuits only (measure end to end)			All circuits (At least one column to be completed)		Live/ Live MΩ	Live/ Neutral MΩ	Live/ Earth MΩ	Earth/ Neutral MΩ			At IΔn ms	At 5IΔn ms	Test button operation	
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$(R_1 + R_2)$	(R_2)										
1L2	N/A	N/A	N/A	0.36	N/A	N/A	LIM	999	999	✓	0.84	N/A	N/A	N/A	NO
2L2	N/A	N/A	N/A	0.34	N/A	N/A	LIM	999	999	✓	0.82	N/A	N/A	N/A	NO
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Tested By

Signature		Position	TEST ENGINEER
Name	GARY MONAHAN	Date of testing	6/2/14

SCHEDULE OF CIRCUIT TESTS FOR THE INSTALLATION

[redacted]

Board Tests

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Zs	0.30 Ω	Operating times of associated RCD (if any)	At I Δ n	N/A	ms
Ipf	0.72 kA		At 5I Δ n	N/A	ms
Correct supply polarity confirmed	✓	Phase sequence confirmed (where appropriate)		N/A	

TEST INSTRUMENTS (SERIAL NUMBERS) USED

Earth fault loop impedance	100239510121 7749	RCD	100239510121 7749
Insulation resistance	100239510121 7749	Other	N/A
Continuity	100239510121 7749	Other	N/A

Details of circuits and/or equipment vulnerable to damage

Circuit Tests

Circuit number and phase	Circuit Impedances Ω: Ring final circuits only (measure end to end): r_1 (Line)	r_n (Neutral)	r_2 (cpc)	All circuits (At least one column to be completed): $(R_1 + R_2)$	(R_2)	Insulation resistance: Live/Live MΩ	Live/Neutral MΩ	Live/Earth MΩ	Earth/Neutral MΩ	Polarity	Maximum measured earth fault loop impedance Ω	RCD operating times: At I Δ n ms	At 5I Δ n ms	Test button operation	Remarks see continuation sheet
1L2	N/A	N/A	N/A	0.06	N/A	N/A	LIM	999	999	✓	0.36	N/A	N/A	N/A	NO
2L2	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999	✓	LIM	N/A	N/A	N/A	NO
3L2	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999	✓	LIM	N/A	N/A	N/A	NO
4L2	N/A	N/A	N/A	0.34	N/A	N/A	LIM	999	999	✓	0.64	N/A	N/A	N/A	NO
5L2	N/A	N/A	N/A	0.49	N/A	N/A	LIM	999	999	✓	1.79	N/A	N/A	N/A	NO
															NO
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Tested By

Signature	[signature]	Position	TEST ENGINEER
Name	GARY MONAHAN	Date of testing	6/2/14

SCHEDULE OF CIRCUIT TESTS FOR THE INSTALLATION

Board Tests

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Zs	0·30 Ω	Operating times of associated RCD (if any)	At $I\Delta n$	72·8 ms	
Ipf	0·69 kA		At 5I Δn	24·7 ms	
Correct supply polarity confirmed	✓	Phase sequence confirmed (where appropriate)		N/A	

TEST INSTRUMENTS (SERIAL NUMBERS) USED

Earth fault loop impedance	10023951012177 49	RCD	10023951012177 49
Insulation resistance	10023951012177 49	Other	N/A
Continuity	10023951012177 49	Other	N/A

Details of circuits and/or equipment vulnerable to damage

Circuit Tests

Circuit number and phase	Circuit impedances Ω: Ring final circuits only (measure end to end) r_1 (Line)	r_n (Neutral)	r_2 (cpc)	All circuits (At least one column to be completed) $(R_1 + R_2)$	(R_2)	Insulation resistance: Live/Live MΩ	Live/Neutral MΩ	Live/Earth MΩ	Earth/Neutral MΩ	Polarity	Maximum measured earth fault loop impedance Ω	RCD operating times: At $I\Delta n$ ms	At 5I Δn ms	Test button operation	Remarks see continuation sheet
1L2	N/A	N/A	N/A	0·03	N/A	N/A	Lim	999	999	✓	0·33	N/A	N/A	N/A	NO
2L2	N/A	N/A	N/A	0·18	N/A	N/A	Lim	999	999	✓	0·48	N/A	N/A	N/A	NO
3L2	N/A	N/A	N/A	1·49	N/A	N/A	Lim	999	999	✓	1·79	N/A	N/A	N/A	NO
4L2	N/A	N/A	N/A	0·80	N/A	N/A	Lim	999	999	✓	1·10	N/A	N/A	N/A	NO
5L2	0·58	0·56	0·91	0·24	N/A	N/A	Lim	999	999	✓	0·54	N/A	N/A	N/A	NO
6L2	N/A	N/A	N/A	0·52	N/A	N/A	Lim	999	999	✓	0·82	N/A	N/A	N/A	NO
7L2	0·47	0·48	0·77	0·13	N/A	N/A	Lim	999	999	✓	0·43	72·8	24·7	✓	NO
8L2	0·68	0·68	1·06	0·37	N/A	N/A	Lim	999	999	✓	0·67	72·8	24·7	✓	NO
9L2	N/A	N/A	N/A	0·25	N/A	N/A	Lim	999	999	✓	0·55	72·8	24·7	✓	NO
10L2	N/A	N/A	N/A	0·08	N/A	N/A	Lim	999	999	✓	0·38	72·8	24·7	✓	NO
11L2	0·81	0·83	1·26	0·56	N/A	N/A	Lim	999	999	✓	0·86	72·8	24·7	✓	NO
12L2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	NO
															NO
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Tested By

Signature		Position	TEST ENGINEER
Name	GARY MONAHAN	Date of testing	6/2/14

SCHEDULE OF CIRCUIT DETAILS FOR THE INSTALLATION

Board Details

TO BE COMPLETED IN EVERY CASE

Location of Distribution Board: GARAGE

Distribution board designation: DB3

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Supply to distribution board is from: DB1 CIRCUIT 1L2

No of phases: 1 | Nominal Voltage: 230 V

Overcurrent protective device for the distribution circuit

Type BS(EN): 5419 | Rating: 60 A

Associated RCD (if any)

BS(EN): N/A

RCD No of Poles: N/A

RCD Rating: N/A mA

Circuit Details

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa: Live mm²	Circuit conductors csa: cpc mm²	Max permitted disconnection times	Overcurrent protective device: BS(EN)	Overcurrent protective device: Type No	Overcurrent protective device: Rating A	Overcurrent protective device: Short circuit capacity kA	RCD: Op current IΔn mA	Max permitted Zs Ω
1L2	LIGHTS	A	B	2	2x 1.5	2x 1.0	0.4	3036	-	5	4	N/A	
2L2	SOCKETS	A	B	2	2.5	1.5	0.4	3036	-	15	4	N/A	

Wiring Code

A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

SCHEDULE OF CIRCUIT DETAILS FOR THE INSTALLATION

Board Details

* TO BE COMPLETED IN EVERY CASE	* ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION	
Location of Distribution Board: KITCHEN CUPBOARD	Supply to distribution board is from: MAIN FUSE	Associated RCD (if any) BS(EN): N/A
Distribution Board designation: DB2	No of phases: 1 Nominal Voltage: 230 V	RCD No of Poles: N/A
	Overcurrent protective device for the distribution circuit Type BS(EN): 60947-2 Rating: 100 A	RCD Rating: N/A mA

Circuit Details

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa Live mm²	cpc mm²	Max permitted disconnection times	Overcurrent protective device BS(EN)	Type No	Rating A	Short circuit capacity kA	RCD Op current mA	Max permitted Zs Ω
1L2	GAS COOKER	A	B	2	6.0	2.5	5	60898	B	40	10	N/A	
2L2	COULD NOT LOCATE	A	B	LIM	2.5	1.5	0.4	60898	B	16	10	N/A	
3L2	COULD NOT LOCATE	A	B	LIM	1.5	1.0	0.4	60898	B	10	10	N/A	
4L2	LIGHT UNDER STAIR	A	B	1	1.5	1.0	0.4	60898	B	10	10	N/A	
5L2	LIGHTS DOWNSTAIR	A	B	31	1.5	1.0	0.4	60898	B	6	10	N/A	

Wiring Code

A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

SCHEDULE OF CIRCUIT DETAILS FOR THE INSTALLATION

Board Details

(TO BE COMPLETED IN EVERY CASE)

Location of Distribution Board: KITCHEN CUPBOARD

Distribution Board designation: DB1

(ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION)

Supply to the distribution board is from: MAINS

No of phases: 1 | Nominal Voltage: 230V

Overcurrent protective device for the distribution circuit

Type BS(EN): 60947-2 | Rating: 100 A

Associated RCD (if any)

BS(EN): 61009

RCD No of Poles: 2

RCD Rating: 100 mA

Circuit Details

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa: Live mm²	Circuit conductors csa: cpc mm²	Max permitted disconnection times	Overcurrent protective device: BS(EN)	Overcurrent protective device: Type No	Overcurrent protective device: Rating A	Overcurrent protective device: Short circuit capacity kA	RCD: Op current IΔn mA	Max permitted Zs Ω
1L2	40A COOKER SWITCH	A	B	2	6.0	2.5	5 T	60898	B	40	10	N/A	
2L2	GARAGE	A	B	1	2.5	1.5	0.4	60898	B	16	10	N/A	
3L2	ALARM / LIGHTS DOWNSTAIR	A	B	31	2x 1.5	2x 1.0	0.4	60898	B	6	10	N/A	
4L2	LIGHTS UPSTAIR	A	B	18	1.5	1.0	0.4	60898	B	6	10	N/A	
5L2	SOCKETS HALL / LIV RM	A	B	5	2x 2.5	2x 1.5	0.4	60898	B	32	10	N/A	
6L2	LIGHTS DINING RM / LOUNGE	A	B	2	1.5	1.0	0.4	60898	B	6	10	N/A	
7L2	SOCKETS KITCHEN	A	B	8	2x 2.5	3x 1.5	0.4	60898	B	32	10	30	
8L2	SOCKETS UPSTAIR BED1 / MAIN	A	B	2	2x 2.5	2x 1.5	0.4	60898	B	32	10	30	
9L2	SOCKETS UPSTAIR MAINBED/BED2,3,4	A	B	8	2.5	1.5	0.4	60898	B	16	10	30	
10L2	SOCKETS WASHMACH / SPUR DB	A	B	2	2x 2.5	2x 1.5	0.4	60898	B	16	10	30	
11L2	SOCKET AT DB / SOCKET DOWN DINING / LOUNGE AREA	A	B	16	2x 2.5	2x 1.5	0.4	60898	B	32	10	30	
12L2	SPARE	—	—	—	—	—	—	—	—	—	—	—	—
3													

Wiring Code

A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

29 April 2015 This is the Falcon Electrical Report referred to in Decision rp/15/0013 in respect of the Cairn, Crosshill Street, Airdrie, Karen Moore, Chairperson

ELECTRICAL INSTALLATION CONDITION REPORT

2010267 - Master

Falcon ELECTRICAL TESTING

A. Details of the Client/Person Ordering the Report

Client: John Priestley

Address: The Cairn
Crosshill Street
Airdrie
ML6 9DA

B. Reason for Producing this Report

Purpose of this report:
General electrical safety sssessment as the client had concerns regarding the general condition of the electrical installation.

Date(s) on which Inspection and testing was carried out: 26/01/2015

C. Details of the Installation which is the Subject of this Report

Installation: The Cairn

Occupier: John Priestley

Address: The Cairn
Crosshill Street
Airdrie
ML6 9DA

Description of premises:	Domestic	Commercial	Industrial
	✓	N/A	N/A

Other: N/A

Estimated age of wiring system: 40+ yrs

Evidence of alterations or additions: ✓ If yes estimated Age 5 yrs

Record of Installation available: N/A Records held By: N/A

Date of previous inspection: 26/01/2015

D. Extent and Limitations Inspection and Testing

Extent of Electrical Installation covered by this report:
Main house distribution boards1 & 2 and all outgoing circuits.

Agreed limitations including the reasons (See regulation 634.2)
See attached limitations schedule (5 Pages) . Swimming pool
--See Additional Page--

Agreed with name: John Priestley

Operational Limitations including the reasons (See page No N/A)
None

This inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS7671:2008 (IET Wiring Regulations) as amended to July 2011

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.

E. Summary of the Condition of the Installation

General condition of the installations (In terms of electrical safety)

The electrical installation is in a very unsafe and dangerous condition. There is currently a high risk of fire and electrocution which
--See Additional Page--

Overall assessment of the installation: Unsatisfactory

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

F. Recommendations

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I 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'*
Observation classified as 'Improvement recommended' (code C3) should be given due consideration.
Subject to the necessary remedial action being taken I recommend that the installation is further inspected and tested by 26/01/2020

G. Declaration

I , being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by My 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 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.

Trading Title and address:
Falcon Electrical Testing Ltd,
Falcon House,
Main Street,
Fallin,
Stirling, FK7 7HT

NICEIC Enrolment Number: 022145

Inspected and tested by:

Name: Aaron Gammie Position: Test Engineer Signature: Date:

Report authorised for issue by:

Name: Aaron Gammie Position: Test Engineer Signature: Date:

H. Schedule(s)

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

0 Schedule(s) of inspection and 2 Schedule(s) of test results are attached

I. Supply Characteristics and Earthing Arrangements

Earthing Arrangements		Number and Type of Live Conductors					
TN-S	✓	a.c.	✓	d.c.	N/A		
TN-C-S	N/A	1-Phase (2 wire)	N/A	1-Phase (3 wire)	✓	2 Wire	N/A
TN-C	N/A	2-Phase (3 wire)	N/A			3 Wire	N/A
TT	N/A	3-Phase (3 wire)	N/A	3-Phase (4 wire)	N/A	Other	N/A
IT	N/A	Other	N/A				
		Confirmation of supply polarity	✓				

Nature of Supply Parameters			
Nominal Voltage	$U^{(1)}$	400	V
Nominal Voltage	$U_0^{(1)}$	230	V
Nominal frequency	$f^{(1)}$	50	Hz
Prospective fault current	$Ipf^{(2)}$	0.77	kA
External loop impedance	$Ze^{(2)}$	0.30	Ω
Number of supplies		1	

(Note: (1) by enquiry, (2) by enquiry or by measurement)

Supply protective device

BS(EN): 1361 Fuse HBC

Type: 2

Nominal current rating: 100 A

Short circuit capacity: 33 kA

J. Particulars of Installation Referred to in the Report

Means of earthing

Distributor's facility: ✓

Installation earth electrode: N/A

Details of installation Earth Electrode (where applicable)

Type (e.g. rod(s), tape etc.): N/A

Location: N/A

Resistance to Earth: N/A Ω

Method of measurement: N/A

Main Protective Conductors

Tick boxes and enter details as applicable

Earthing Conductor	Material	Copper	csa	16	mm^2	Connection and Continuity Verified: ✓
Main protective bonding conductors	Material	LIM	csa	LIM	mm^2	Connection and Continuity Verified: ✗

Bonding of Incoming Service

Water	Gas	Lightning	Oil	Steel	Other	Please State
LIM	✗	N/A	N/A	N/A	N/A	N/A

Maximum Demand (Load): N/A Amps

Protective measure(s) against electric shock: ADS

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

Location: Kitchen Cupboard

Type BS(EN): 60947-3 No of poles: 2

Supply Conductors material: Copper

Supply Conductors csa: 25 mm^2

Current rating	100	A
Fuse/Device rating or setting	100	A
Voltage rating	230	V

If RCD main switch

Rated residual operation current, IΔn: N/A mA

Rated time delay: N/A ms

RCD Operating time at, IΔn: N/A ms

K. Observations

Referring to the attached schedule(s) of Inspection and Test Results, and subject to the limitations specified at the Extent and Limitations of the Inspection and testing section.

No remedial action is required: N/A The following observations are made: ✓

Item No	Observations	Code	Further Investigation Required
1	3.0 EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54) 3.7 Condition and accessibility of main	C3	No
	protective bonding conductor connections (543.3.2; 544.1.2)		
2	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.2 Security of fixing (134.1.1)	C1	No
3	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.3 Condition of enclosure(s) in terms of IP rating etc	C1	No
	(416.2)		
	--Observations continue on continuation sheet(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.

C1 - Danger present. Risk of injury. Immediate remedial action required	5
C2 - Potentially dangerous - urgent remedial action required	11
C3 - Improvement recommended	13

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

Note: this form is suitable for many types of smaller installations not exclusively domestic.

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LIM	Not applicable	N/A

Item No	Description	Outcome	Notes: Further investigation required	Notes: Comments
1.0	**DISTRIBUTOR'S / SUPPLY INTAKE EQUIPMENT**			
1.1	Service cable condition	✓	No	No
1.2	Condition of Service head	✓	No	No
1.3	Condition of tails - Distributor	✓	No	No
1.4	Condition of tails - Consumer	✓	No	No
1.5	Condition of metering equipment	✓	No	No
1.6	Condition of Isolator (where present)	N/A	No	No
2.0	**PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)**	N/A	No	No
3.0	**EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)**			
3.1	Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	✓	No	No
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	No	No
3.3	Provision of earthing / bonding labels at all appropriate locations (514.13.1)	LIM	No	No
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	LIM	No	No
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	LIM	No	No
3.6	Confirmation of main protective bonding conductor sizes (544.1)	LIM	No	No
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	C3 (see section K)	No	No
3.8	Accessibility and condition of all protective bonding connections (543.3.2)	LIM	No	No
4.0	**CONSUMER UNIT / DISTRIBUTION BOARD**			
4.1	Adequacy of working space / accessibility to consumer unit / distribution board (132.1.2; 513.1)	✓	No	No
4.2	Security of fixing (134.1.1)	C1 (see section K)	No	No
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	C1 (see section K)	No	No
4.4	Condition of enclosure(s) in terms of fire rating etc (526.5)	✓	No	No
4.5	Enclosure not damaged/deteriorated so as to impair safety (621.2 (iii))	C1 (see section K)	No	No
4.6	Presence of linked main switch (as required by 537.1.4)	✓	No	No
4.7	Operation of main switch (functional check) (612.13.2)	✓	No	No
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13.2)	✓	No	No
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	C3 (see section K)	No	No
4.10	Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)	C3 (see section K)	No	No
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)	C3 (see section K)	No	No
4.12	Presence of alternative supply warning notice at or near consumer unit / distribution board (514.15)	N/A	No	No
4.13	Presence of other required labelling (Please specify) (Section 514)	N/A	No	No
4.14	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing and overheating (421.1.3)	✓	No	No
4.15	Single-pole protective devices in line conductor only (132.14.1; 530.3.2)	✓	No	No
4.16	Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)	C2 (see section K)	No	No
4.17	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)	N/A	No	No
4.18	RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2)	C3 (see section K)	No	No
4.19	RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	C3 (see section K)	No	No
5.0	**FINAL CIRCUITS**			
5.1	Identification of conductors (514.3.1)	C3 (see section K)	No	No
5.2	Cables correctly supported throughout their run (522.8.5)	C3 (see section K)	No	No
5.3	Condition of insulation of live parts (416.1)	✓	No	No

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

Note: this form is suitable for many types of smaller installations not exclusively domestic.

Outcomes	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Not verified	N/V	Limitation	LIM	Not applicable	N/A

Item No	Description	Outcome	Notes: Further investigation required	Notes: Comments
5.0	**FINAL CIRCUITS (Continued)**			
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	C2 (see section K)	No	No
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	C2 (see section K)	No	No
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523)	C2 (see section K)	No	No
7	Co-ordination between conductors and overload protective devices (433.1; 533.2.1)	LIM	No	No
5.7	Adequacy of protective devices; type and rated current for fault protection (411.3)	C2 (see section K)	No	No
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	C2 (see section K)	No	No
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (522)	C1 (see section K)	No	No
5.10	Concealed cables installed in prescribed zones (see section D. extent and limitations) (522.6.101)	LIM	No	No
5.11	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage from nails, screws and the like (see section D. extent and limitations) (522.6.101; 522.6.103)	✓	No	No
5.12	Provision of additional protection by RCD not exceeding 30mA			
5.12.1	- for all socket-outlets of rating 20 A or less provided for use by ordinary persons unless exempt - (411.3.3)	✓	No	No
5.12.2	- for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	✓	No	No
5.12.3	- for cables concealed in walls or partitions (522.6.102; 522.6.103)	C3 (see section K)	No	No
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	C3 (see section K)	No	No
5.14	Band II Cables segregated / separated from Band I cables (528.1)	N/V	No	No
5.15	Cables segregated / separated from communications cabling (528.2)	N/V	No	No
5.16	Cables segregated / separated from non-electrical services (528.3)	N/V	No	No
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (526)			
5.17.1	- Connections soundly made and under no undue strain (526.6)	✓	No	No
5.17.2	- No basic insulation of a conductor visible outside enclosure (526.8)	C2 (see section K)	No	No
5.17.3	- Connections of live conductors adequately enclosed (526.5)	✓	No	No
5.17.4	- Adequately connected at point of entry to enclosure (glands, bushes etc...) (522.8.5)	C1 (see section K)	No	No
5.18	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))	C3 (see section K)	No	No
.19	Suitability of accessories for external influences (512.2)	C2 (see section K)	No	No
6.0	**LOCATION(S) CONTAINING A BATH OR SHOWER**			
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	C3 (see section K)	No	No
2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	C3 (see section K)	No	No
6.3	Shaver sockets comply with BS EN 61558-2-5 formally BS 3535 (701.512.3)	N/V	No	No
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671: 2008 (701.415.2)	N/V	No	No
6.5	Low Voltage (e.g.230 volts) socket outlets at least 3m from Zone 1 (701.512.3)	N/A	No	No
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	C2 (see section K)	No	No
6.7	Suitability of equipment for installation in a particular zone (701.512.3)	C2 (see section K)	No	No
6.8	Suitability of current-using equipment for particular position within the location (701.55)	C2 (see section K)	No	No
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).	Number of locations: 1	No	No

Inspected By

Name: Aaron Gammie Date: N/A

Signature:

SCHEDULE OF CIRCUIT DETAILS FOR THE INSTALLATION

Board Details

TO BE COMPLETED IN EVERY CASE

Location of Distribution Board: Kitchen

Distribution board designation: DB 1

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Supply to distribution board is from: N/A

No of phases: N/A Nominal Voltage: N/A V

Overcurrent protective device for the distribution circuit

Type BS(EN): N/A Rating: N/A A

Associated RCD (if any)

BS(EN): N/A

RCD No of Poles: N/A

RCD Rating: N/A mA

Circuit Details

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection times	Overcurrent protective device				RCD	Max permitted Zs Ω
					Live mm²	cpc mm²		BS(EN)	Type No	Rating A	Short circuit capacity kA	Op. current $I\Delta n$	
1/S	Oven Supply	A	B	1	6	2.5	5	60898 MCB	B	40	10	N/A	0.92
2/S	Garage Supply	A	B	1	2.5	1.5	0.4	60898 MCB	B	16	10	N/A	2.30
3/S	Circuit Not Located	A	B	LIM	2x1.5	2x1	0.4	60898 MCB	B	6	10	N/A	6.14
4/S	Upstairs Lighting	A	B	20	1.5	1	0.4	60898 MCB	B	6	10	N/A	6.14
5/S	Hall/Small Lounge Sockets	A	B	6	2x2.5	2x1.5	0.4	60898 MCB	B	32	10	N/A	1.15
6/S	Large Lounge/Dining Room Lights	A	B	3	1	1	0.4	60898 MCB	B	6	10	N/A	6.14
7/S	Kitchen Sockets	A	B	3	3x2.5	3x1.5	0.4	60898 MCB	B	32	10	30	1.15
8/S	Upstairs Sockets	A	B	6	2x2.5	2x1.5	0.4	60898 MCB	B	32	10	30	1.15
9/S	Circuit Not Located	A	B	LIM	1.5	1	0.4	60898 MCB	B	16	10	30	2.30
10/S	Circuit Not Located	A	B	LIM	2x2.5	2x1.5	0.4	60898 MCB	B	16	10	30	2.30
11/S	Large Lounge,Dining, Bedroom Sockets	A	B	10	2x2.5	2x1.5	0.4	60898 MCB	B	32	10	30	1.15
12/S	SPARE	-	-	-	-	-	-	-	-	-	-	-	-

Wiring Code

A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

SCHEDULE OF CIRCUIT TESTS FOR THE INSTALLATION

2010267 - Master

Board Tests

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Zs	N/A Ω	Operating times of associated RCD (if any)	At $I\Delta n$	N/A ms	
Ipf	N/A kA		At $5I\Delta n$	N/A ms	
Correct supply polarity confirmed	✓	Phase sequence confirmed (where appropriate)		N/A	

TEST INSTRUMENTS (SERIAL NUMBERS) USED

Earth fault loop impedance	1002395101217753	RCD	1002395101217753
Insulation resistance	1002395101217753	Other	N/A
Continuity	1002395101217753	Other	N/A

Details of circuits and/or equipment vulnerable to damage

N/A

Circuit Tests

Circuit number and phase	Circuit Impedances Ω					Insulation resistance				polarity	Maximum measured earth fault loop impedance Ω	RCD operating times			Remarks see continuation sheet
	Ring final circuits only (measure end to end)			All circuits (At least one column to be completed)		Live/ Live MΩ	Live/ Neutral MΩ	Live/ Earth MΩ	Earth/ Neutral MΩ			At $I\Delta n$ ms	At $5I\Delta n$ ms	Test button operation	
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$(R_1 + R_2)$	(R_2)										
1/S	N/A	N/A	N/A	0.02	N/A	N/A	LIM	999	999	✓	0.32	N/A	N/A	N/A	NO
2/S	N/A	N/A	N/A	0.20	N/A	N/A	LIM	999	999	✓	0.51	N/A	N/A	N/A	NO
3/S	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999		LIM	N/A	N/A	N/A	NO
4/S	N/A	N/A	N/A	1.30	N/A	N/A	LIM	999	999	✓	1.77	N/A	N/A	N/A	NO
5/S	0.39	0.39	0.62	0.25	N/A	N/A	LIM	999	999	✓	0.58	N/A	N/A	N/A	NO
6/S	N/A	N/A	N/A	0.70	N/A	N/A	LIM	999	999	✓	1.01	N/A	N/A	N/A	NO
7/S	0.22	0.21	0.36	0.12	N/A	N/A	LIM	999	999	✓	0.39	38.4	24.1	✓	NO
8/S	0.69	0.69	1.08	0.43	N/A	N/A	LIM	999	999	✓	0.79	38.4	24.1	✓	NO
9/S	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999		LIM	38.4	24.1	✓	NO
10/S	FAIL	FAIL	FAIL	LIM	N/A	N/A	LIM	999	999		LIM	38.4	24.1	✓	NO
11/S	FAIL	FAIL	FAIL	0.35	N/A	N/A	LIM	999	999	✓	0.66	38.4	24.1	✓	NO
12/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Tested By

Signature		Position	Test Engineer
Name	Aaron Gammie	Date of testing	26/01/2015

SCHEDULE OF CIRCUIT DETAILS FOR THE INSTALLATION

2010267 - Master

Board Details

TO BE COMPLETED IN EVERY CASE

Location of Distribution Board: Kitchen

Distribution board designation: DB 2

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Supply to distribution board is from: N/A

No of phases: N/A Nominal Voltage: N/A V

Overcurrent protective device for the distribution circuit

Type BS(EN): N/A Rating: N/A A

Associated RCD (if any)

BS(EN): N/A

RCD No of Poles: N/A

RCD Rating: N/A mA

Circuit Details

Circuit number and phase	Circuit designation	Type of wiring	Reference method	No of points served	Circuit conductors csa		Max permitted disconnection times	Overcurrent protective device				RCD	Max permitted Zs Ω
					Live mm2	cpc mm2		BS(EN)	Type No	Rating A	Short circuit capacity kA	Op. current $I\Delta_n$	
1/S	Rangemaster Cooker	A	B	1	6	2.5	5	60898 MCB	B	40	10	N/A	0.92
2/S	Circuit Not Located	A	B	LIM	1.5	1	0.4	60898 MCB	B	16	10	N/A	2.30
3/S	Circuit Not Located	A	B	LIM	1.5	1	0.4	60898 MCB	B	10	10	N/A	3.68
4/S	Light Under Stair	A	B	1	1.5	1	0.4	60898 MCB	B	10	10	N/A	3.68
5/S	Circuit Not Located	A	B	LIM	1.5	1	0.4	60898 MCB	B	6	10	N/A	6.14

Wiring Code

A	B	C	D	E	F	G	H	O
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral insulated cables	Other

SCHEDULE OF CIRCUIT TESTS FOR THE INSTALLATION

Board Tests

ONLY TO BE COMPLETED IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION

Zs	N/A Ω	Operating times of associated RCD (if any)	At $I\Delta n$	N/A ms	
Ipf	N/A kA		At $5I\Delta n$	N/A ms	
Correct supply polarity confirmed	✓	Phase sequence confirmed (where appropriate)		N/A	

TEST INSTRUMENTS (SERIAL NUMBERS) USED

Earth fault loop impedance	1002395101217753	RCD	1002395101217753
Insulation resistance	1002395101217753	Other	N/A
Continuity	1002395101217753	Other	N/A

Details of circuits and/or equipment vulnerable to damage

N/A

Circuit Tests

Circuit number and phase	Circuit Impedances Ω					Insulation resistance				Polarity	Maximum measured earth fault loop impedance Ω	RCD operating times			Remarks see continuation sheet
	Ring final circuits only (measure end to end)			All circuits (At least one column to be completed)		Live/ Live MΩ	Live/ Neutral MΩ	Live/ Earth MΩ	Earth/ Neutral MΩ			At $I\Delta n$ ms	At $5I\Delta n$ ms	Test button operation	
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$(R_1 + R_2)$	(R_2)										
1/S	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999		LIM	N/A	N/A	N/A	NO
2/S	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999		LIM	N/A	N/A	N/A	NO
3/S	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999		LIM	N/A	N/A	N/A	NO
4/S	N/A	N/A	N/A	0.39	N/A	N/A	LIM	999	999	✓	0.68	N/A	N/A	N/A	NO
5/S	N/A	N/A	N/A	LIM	N/A	N/A	LIM	999	999		LIM	N/A	N/A	N/A	NO

Tested By

Signature		Position	Test Engineer
Name	Aaron Gammie	Date of testing	26/01/2015

Agreed limitations including the reasons, Continued. from page 1

equipment was no inspected or tested.

General condition of the installations (In terms of electrical safety), Continued. from page 1

could result in injury or death to the users of the installation. Parts of the installation have been isolated as a minimum precaution due to the nature of the faults found during the inspection..

Observations Continued from Page 2

Item No	Description	Code	Further Investigation Required
4	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.5 Enclosure not damaged/deteriorated so as to impair safety (621.2 (iii))	C1	No
5	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.9 Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	C3	No
6	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.10 Presence of RCD quarterly test notice at or near consumer unit / distribution board (514.12.2)	C3	No
7	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.11 Presence of non-standard (mixed) cable colour warning notice at or near consumer unit / distribution board (514.14)	C3	No
8	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.16 Protection against mechanical damage where cables enter consumer unit / distribution board (522.8.1; 522.8.11)	C2	No
9	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.18 RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2)	C3	No
10	4.0 CONSUMER UNIT / DISTRIBUTION BOARD 4.19 RCD(s) provided for additional protection - includes RCBOs (411.3.3; 415.1)	C3	No
11	5.0 FINAL CIRCUITS 5.1 Identification of conductors (514.3.1)	C3	No
12	5.0 FINAL CIRCUITS 5.2 Cables correctly supported throughout their run (522.8.5)	C3	No
13	5.0 FINAL CIRCUITS 5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	C2	No
14	5.0 FINAL CIRCUITS 5.5 Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (523)	C2	No
15	5.0 FINAL CIRCUITS 5.4.1 to include the integrity of conduit and trunking systems (metallic and plastic)	C2	No
16	5.0 FINAL CIRCUITS 5.7 Adequacy of protective devices; type and rated current for fault protection (411.3)	C2	No
17	5.0 FINAL CIRCUITS 5.8 Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	C2	No
18	5.0 FINAL CIRCUITS 5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences (522)	C1	No
19	5.0 FINAL CIRCUITS 5.12.3 . for cables concealed in walls or partitions (522.6.102; 522.6.103)	C3	No
20	5.0 FINAL CIRCUITS 5.13 Provision of fire barriers, sealing arrangements and protection against thermal effects (527)	C3	No
21	5.0 FINAL CIRCUITS 5.17.2 . No basic insulation of a conductor visible outside enclosure (526.8)	C2	No

Code Key

C1 - Danger present. Risk of injury. Immediate remedial action required

C2 - Potentially dangerous - urgent remedial action required

C3 - Improvement recommended

Observations Continued from Page 2

Item No	Description	Code	Further Investigation Required
22	5.0 FINAL CIRCUITS 5.17.4 . Adequately connected at point of entry to enclosure (glands, bushes etc...) (522.8.5)	C1	No
23	5.0 FINAL CIRCUITS 5.18 Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))	C3	No
24	5.0 FINAL CIRCUITS 5.19 Suitability of accessories for external influences (512.2)	C2	No
25	6.0 LOCATION(S) CONTAINING A BATH OR SHOWER 6.1 Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	C3	No
26	6.0 LOCATION(S) CONTAINING A BATH OR SHOWER 6.2 Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	C3	No
27	6.0 LOCATION(S) CONTAINING A BATH OR SHOWER 6.6 Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	C2	No
28	6.0 LOCATION(S) CONTAINING A BATH OR SHOWER 6.7 Suitability of equipment for installation in a particular zone (701.512.3)	C2	No
29	6.0 LOCATION(S) CONTAINING A BATH OR SHOWER 6.8 Suitability of current-using equipment for particular position within the location (701.55)	C2	No

Code Key

C1 - Danger present. Risk of injury. Immediate remedial action required

C2 - Potentially dangerous - urgent remedial action required

C3 - Improvement recommended

Page 3/4 Special Location Details

CONDITION REPORT
GUIDANCE NOTES FOR RECIPIENTS

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

1. The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).

2. The person ordering the Report should have received the original Report and the inspector should have retained a duplicate.

3. The original Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner /occupier with details of the condition of the electrical installation at the time the Report was issued.

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

5. 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.

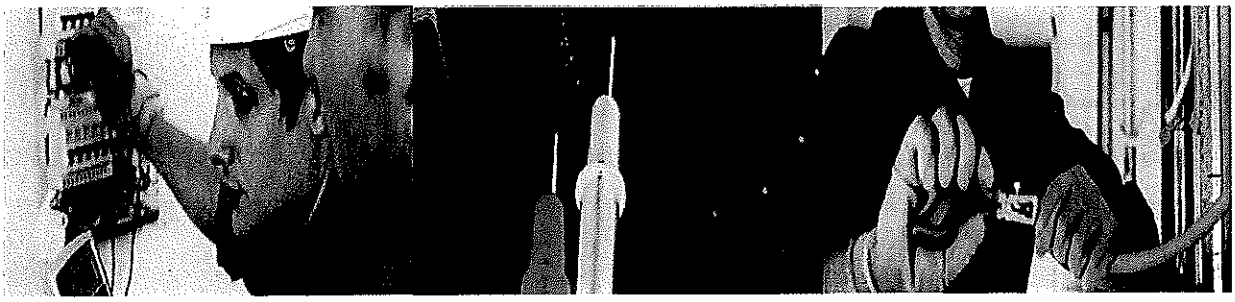
6. Some operational limitations such as such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.

7. For items classified in Section K as C1 ("Danger Present"), the safety of those using the installation is at risk, and it is recommended that a competent person undertakes the necessary remedial work immediately.

8. For items classified in Section K as C2 ("Potentially Dangerous"), the safety of those using the installation may be at risk and it is recommended that a competent person undertakes the necessary remedial work as a matter of urgency.

9. Where it has been stated in Section K that an observation requires further investigation the inspection has revealed an apparent deficiency which could not, due to the extent or limitations of this inspection, be fully identified. Such observations should be investigated as soon as possible. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).

10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a competent person. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations' and on a label at or near to the consumer unit / distribution board.



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THE CAIRN, CROSSHILL STREET, AIRDRIE, ML6 9DA

ELECTRICAL INSTALLATION CONDITION REPORT
JANUARY 2015

PREPARED FOR

MR JOHN PRIESTLEY

BY

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ELECTRICAL CONDITION REPORT FOR AN ELECTRICAL INSTALLATION (REQUIREMENTS FOR ELECTRICAL INSTALLATION BS 7671 [IET WIRING REGULATIONS])

INSPECTION DATE: From 26/1/2015 to 26/1/2015

ADDRESS OF INSPECTION

THE CAIRN
CROSSHILL STREET
AIRDRIE
ML6 9DA

Report Reference: 2010267
Job Reference: J246AG

Report Date: 26/1/2015

Engineer: Aaron Gammie

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QUICK GUIDE INDEX

- **Section 1**-Report Summary
- **Section 2-** Report Limitations
- **Section 3-** Distribution Board Summary
- **Section 4-** Observations & Recommendations
- **Section 5-**Electrical Installation Condition Report
- **Section 6-** Instrument Calibration Certificates

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Section:1
Report Summary

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Report Summary

Company Tested: Mr John Priestley

Town/Location: Airdrie

Date Of Inspection: 26/1/2015

Recommended Next Inspection Due: 26/1/2020

Electrical Installation Condition Report No: 2010267

Quantity Of Distribution Boards Inspected: 2

Status Of Report: Unsatisfactory

Overall Summary Of The Condition Of The Electrical Installation:

The electrical installation is in a very unsafe and dangerous condition. There is currently a high risk of fire and electrocution which could result in serious injury or death to the users of the installation if the necessary remedial actions are not carried out with a matter of urgency. Parts of the electrical installation have been isolated as a minimum precaution due to the nature of the faults found during the inspections. This was agreed with the client upon completion of the inspections.

Conclusions

Detailed electrical testing and inspection has been performed on your electrical installation as required by the electricity at work regulations 1989. The specification of the work is detailed at the beginning of the report.

The purpose of the testing is to identify faults and non compliance within the installation and to notify you of such so that potential danger can be removed.

The faults found have been categorised either C1, C2, or C3 as required by the NICEIC (National Inspection Council for Electrical Installation Contracting), with priority C1 faults being the most urgent.

The NICEIC also require that any installation where one or more priority C1 or C2 faults are identified the overall summary of the installation must be classed as unsatisfactory.

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Section:2
Report Limitations

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EXTENT AND LIMITATIONS OF THE ELECTRICAL INSTALLATION COVERED BY THE REPORT

1 A thorough visual inspection of the electrical installation has been carried out where practicable with regard to the following:

(a) Safety
(b) Wear and tear
(c) Corrosion
(d) Damage
(e) Excessive loading (overloading)
(f) Age
(g) External influences
(h) Suitability

1.1 To supplement the visual inspection with such electrical testing as considered necessary for protection against:

(a) Electric shock under fault free or single fault conditions.
(b) Electric burn.
(c) Fires of electrical origin.
(d) Electrical arcing or explosions initiated or caused by electricity.

2 VISUAL INSPECTION

A 100% visual inspection of the electrical installation, including an internal inspection of distribution boards has been carried out where practicable to include the following:

(a) Joints and Connections

Random sample inspection to verify integrity of same e.g. signs of overheating etc.
A random 10% in total internal inspection of socket outlets, switching devices and luminaires.

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(b) Conductors (Including Protective Conductors)

Verify suitability, condition and means of identification etc.

A random 10% in total internal inspection of socket outlets, switching devices and luminaires.

(c) Flexible Cables and Cords

Verify suitability and condition.

(d) Switching Devices

Verify suitability, condition and operation.
Carry out a random 10% internal inspection.

(e) Protection against Thermal Effects

Verify presence of fire barriers etc., if reasonably practicable.

(f) Protection Devices

Verify presence, accessibility, labelling and condition of devices for electrical protection, isolation and switching.
All fuses, circuit breakers etc. to be checked for correct type and rating.

(g) Enclosures and Mechanical Protection

Verify suitability and integrity of enclosures for mechanical protection of electrical apparatus and equipment.

(h) Installed Machinery

An external visual inspection for electrical safety, **excluding** all control and operational functions.

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3 TESTING SCHEDULE

3.1 Continuity Testing of Protective Conductors to include:-

(a) Earthing Conductors.
(b) Main Protective Bonding Conductors.
(c) Supplementary Bonding Conductors.
(d) All circuit protective conductors (sample lighting circuits).
(e) Exposed conductive parts on installed machinery/fixed equipment.

3.2 Polarity Testing

(a) The polarity has been checked at the meter position.
(b) 100% of distribution boards where practicable.
(c) 100% of socket outlets will be checked to ensure conductors are correctly connected and a 10% random sample of other accessories.
(d) Single pole control and protective devices are connected in the phase conductors only. (10% random sample to be taken).
(e) Centre contacts of Edison screw type lamp holders have correct connections (10% random sample taken).
(f) Multi-pole devices are correctly installed (10% random sample to be taken).

3.3 Earth Loop Impedance

Earth loop impedance tests have been carried out at locations indicated below:-

(a) At the origin and at each distribution board.
(b) All socket outlets.
(c) Any location which is exposed to exceptional damage, deterioration or represents a special hazard.
(d) Whilst 100% of fixed equipment is tested for earth continuity a further 10% sample will be checked for earth loop impedance.

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3.4 Insulation Resistance Testing

Insulation resistance tests have been carried out on 10% of circuits at the discretion of the inspecting engineer with due regards to age, condition and visual inspection. If the failure rate is high then the sample size is increased.

3.5 Operating Devices for Isolation and Switching

These have been checked for effectiveness and to ensure adequate and correct labelling.

3.6 Operation of Residual Current Devices (RCD's)

100% of RCD's have been tested for tripping time at half rated, full rated and five times rated tripping current across positive and negative cycles, where practicable.

3.7 Prospective Fault Current

Tests have been carried out at the origin and at each distribution board.

3.8 Overcurrent Circuit Breakers

A manual operation of overcurrent breakers has been completed.

4 LIMITATIONS

4.1 The inspection and testing has been carried out where practicable at the discretion of the Inspecting Engineer, taking into account availability and accessibility.

4.2 Cables concealed within trunking and conduits, or cables and conduits concealed under floors, inaccessible roof spaces and generally within the fabric of the building or underground, will not be visually inspected.

4.3 Insulation resistance tests will not be carried out on circuits and/or sections of the installation which contain electronic or similar sensitive circuitry.

4.4 Inspection and testing will be carried out at the source of the installation however, in some cases where it is impractical to isolate the mains supply then it may not be possible to obtain the characteristics and particulars at the origin which form part of this report. In such cases these areas will be noted within this document using the term "LIM" meaning Limitation.

4.5 Circuits that can't be located or identified within a reasonable time where practicable at the discretion of the Engineer will not be tested and will be noted as a defect within the observations section of the report.

5 Unless otherwise requested, the following specialist areas will be subject to separate contracts and will not therefore form part of the inspection and test.

(a) Emergency lighting systems.
(b) Lightning protection systems.
(c) Lift installations
(d) Potentially explosive atmosphere installations, which are subject to local licensing authority requirements.
(e) High level parts of the fixed installation where access would have to be gained using specialist equipment, ie Powered Access Vehicles or scaffolding.
(f) H.V. Power Systems i.e. in excess of 1000 volts ac.
(g) Fire, security and door entry systems.
(h) Data/telecommunication systems.
(i) Heating and ventilation equipment and controls.
(j) Portable appliances.
(k) Swimming pool, sauna, jacuzzi or spa equipment.

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Section:3
Distribution Board Summary

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DISTRIBUTION BOARD SUMMARY

DB Ref	ECR Page No(s)	Location	Zdb Ω	PSCC/IF kA	No Of Ways	No Of Circuits In Use	Circuit Protection Type	DB Manufacturer
DB1	5-6	Kitchen Cupboard	0.30	0.63	12	11	BSEN60898	Hager
DB2	7-8	Kitchen Cupboard	0.30	0.63	5	5	BSEN60898	General Electric

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Section:4
Observations & Recommendations

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Section K.

Observations & Recommendations
(Continued from page 2 of the EICR Report where applicable)

DB Ref	DB Location	Fault Description	Code	Recommended Remedial Action
DB1	Kitchen	Main water earth bond could not be located	C3	Further investigation Required
DB1	**Kitchen**	**There is no main earth bond present for the incoming gas supply**	**C2**	**Install suitable earth bond**
DB1	**Kitchen**	**PVC single core wiring has insufficient mechanical protection within the DB Cupboard**	**C2**	**Install suitable mechanical protection to house single core wiring**
DB1	Kitchen	Circuit 3S could not be located despite reasonable investigation	C3	Isolate circuit until circuit is located
DB1	Kitchen	Circuit 9S could not be located despite reasonable investigation	C3	Isolate circuit until circuit is located
DB1	Kitchen	Circuit 10S could not be located despite reasonable investigation	C3	Isolate circuit until circuit is located
DB1	**Kitchen**	**Circuit 10S has 2 x 2.5mm radial circuits protected with 32A MCB**	**C2**	**Downgrade circuit to 16A**
DB1	**Kitchen**	**Circuit 11S has 2 x 2.5mm radial circuits protected with 32A MCB**	**C2**	**Downgrade circuit to 16A**
DB1	**Kitchen**	**Downstairs bathroom light switch is located inside the bathroom. Screw missing from cover.**	**C2**	**Reposition light switch outside the bathroom**
DB1	Kitchen	Earth sleeving is missing from various accessories throughout the installation	C3	Fit necessary earth sleeving to accessories and fixtures
DB1	**Kitchen**	**No earth lead present at various metal accessories throughout the installation**	**C2**	**Fit necessary earth leads from back boxes to cover plates**
DB1	**Kitchen**	**Outside light fittings in the garden area have exposed live parts. Cabling to light fittings in garden area have insufficient mechanical protection. Increased danger present for the users of the electrical installation**	**C1**	**Disconnect and isolate outside lighting system**
DB1	**Kitchen**	**Upstairs en suite bathroom light switch is located inside the bathroom.**	**C2**	**Reposition light switch outside the bathroom**
DB1	Kitchen	Downstairs WC light switch is incorrectly fitted onto wall surface	C3	Re fit light switch as necessary
DB1	Kitchen	Light fitting removed on ceiling in downstairs office due to water leak/ Connector block fitted on exposed wiring.	C3	Install suitable light fitting
DB1	**Kitchen**	**Cables between the garage and the main house have no catenary wire support and are hanging between the buildings.**	**C2**	**Fit necessary catenary wire**
DB1	**Kitchen**	**Pendant fitting in upstairs bedroom has exposed single core wiring**	**C2**	**Re connect light fitting**
DB2	**Kitchen**	**Cover for distribution is broken and live parts are exposed to the users of the installation.**	**C1**	**Replace consumer unit**
DB2	**Kitchen**	**No local isolator present for Rangemaster cooker.**	**C2**	**Install suitable 45A double pole isolator**
DB2	**Kitchen**	**Kitchen spotlights are supplied from the main incoming switch at distribution board and do not appear to have an independent protective device fitted.**	**C1**	**Immediate further investigation required**

DB Ref	DB Location	Fault Description	Code	Recommended Remedial Action
DB2	Kitchen	Incorrect type of MCB fitted to distribution board. The DB is a 4 way and DIY modifications have been carried out on the DB to allow for the additional circuit.	C2	Replace consumer unit as required
General	General	Poor electrical installation methods have been used throughout various parts of the installation and a considerable amount of additions and alterations have taken place.	C3	Observation
General	General	Unsupported and poorly installed cabling is widespread throughout the installation. Exposed live wiring in loft areas as was pointed out by the client	C3	Fit suitable joint boxes to enclose live wiring
General	General	Recommend RCD/RCBO protection is installed for all circuits throughout the installation especially in areas where equipment is likely to be used outdoors.	C3	As per recommendation
General	General	Testing and inspection was very limited to sockets and various accessories due to the property being fully furnished at the date of testing.	C3	Observation
General	General	Circuit charts require updating and general labelling and identification is poor	C3	Fit necessary circuit charts

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KEYS/CODES (Where applicable)

Key	Detail
B	Bonding
DB	Distribution Board
G	General
F	Fixed Appliances
L	Lighting
RCD	Residual Current Devices
S	Sockets
CP	Control Panel

Codes For The Type Of Wiring

Key	Detail
A	PVC/PVC
B	PVC cables in metallic conduit
C	PVC cables in non-metallic conduit
D	PVC cables in metal trunking
E	PVC cables in non-metallic trunking
F	PVC/SWA cables
G	XLPE/SWA cables
H	MICC
O	Other

Remedial Action Codes

One of the following codes, as appropriate has been allocated to each of the observations made on the previous page (s) to indicate to the person(s) responsible for the installation the degree of urgency for remedial actions.

Key	Detail
C1	Danger Present. Risk Of Injury. Immediate Remedial Action Required
C2	Potentially Dangerous. Urgent Remedial Action Required
C3	Improvement Recommended
LIM	Limitation
FIR	Further Investigation Required.
OBS	Observation

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Section:5
Electrical Installation Condition Report

SEE PDF Attachment

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Section:6
Instrument Calibration Certificates

SEE PDF Attachment

Our Accreditations

SELECT NICEIC APPROVED CONTRACTOR committed to GSCS Achilles IPAF PASMA City & Guilds Qualified

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