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

Repairing Standard Enforcement Order: Housing (Scotland) Act 2006 Section 24 (2)

Chamber Ref: PRHP/RP/16/0354

Property Description: 25 Loch Goil, East Kilbride, Glasgow G74 2EJ being the subjects registered in the Land Register under title number LAN58119 ("the House")

The Parties:-

Mrs Nicola Hughes, residing at the House ("the Tenant")

Margaret Sarah Robertson, The Bungalow, Southerness Golf Club, Southerness, Dumfries DG2 8AZ ("the Landlord")

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising : Joan Devine (Legal Member); Carol Jones (Ordinary Member)

NOTICE TO: Margaret Sarah Robertson ("the Landlord")

Whereas in terms of its decision dated 18 April 2017, the Tribunal determined that the Landlord had failed to comply with the duty imposed on it by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act"), and in particular that the Landlord has failed to ensure that the house meets the repairing standard in that:

- **the House is not wind and watertight and in all other respects reasonably fit for human habitation;**
- **the structure and exterior of the House (including drains, gutters and external pipes) are not in a reasonable state of repair and in proper working order;**
- **the installations in the House for the supply of water, gas and electricity and for sanitation, space heating and the heating of water are not in a reasonable state of repair and in proper working order; and**

- **the fixtures, fittings and appliances provided by the Landlord under the tenancy are not in a reasonable state of repair and in proper working order.**

The Tribunal now requires the Landlord to carry out such work as is necessary for the purpose of ensuring that the House meets the repairing standard and that any damage caused by the carrying out of any work in terms of this order is made good before the date specified in this order.

In particular the Tribunal requires the Landlord to:

1. **carry out such works to the windows throughout the House, as may be required in order to ensure that the windows are properly sealed and secure and are therefore wind and watertight and in particular replace the glazing in the window (left side - viewed internally) of the double bedroom to the front of the House;**
2. **provide an Electrical Installation Condition Report by a suitably qualified and registered electrician and carry out such works as may be identified in the Report as being necessary to ensure that the electrical supply to the hob, oven and cooker hood is safe and functioning and ensure all sockets have been tested;**
3. **repair or replace the dishwasher in the kitchen;**
4. **repair or replace the handle on the oven door in the kitchen;**
5. **investigate the kitchen floor and carry out such works as are necessary to ensure the floor and floor covering are in an reasonable state of repair and any water damage is rectified;**
6. **investigate the damage to the floor boards at the top of the stair and repair or replace the floorboards to ensure they are level and safe;**
7. **repair or replace the porch canopy to ensure that it is in a reasonable state of repair; and**
8. **ensure the television aerial is properly fixed to the roof of the House**

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

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision as sent to them.

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

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

In witness whereof these presents type written on this and the two preceding pages are executed by Joan Devine, Solicitor, Cornerstone, 107 West Regent Street, Glasgow G2 2BA, Legal Member of the Tribunal at Glasgow on 18 April 2017 before this witness:-

J Devine

Legal Member

L Smith

witness

LAURA SMITH

name in full

107 West Regent Street
Glasgow G2 2BA
Address

Determination of the First-tier Tribunal for Scotland (Housing and Property Chamber)

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

Chamber Ref: PRHP/RP/16/0354

Property Description: 25 Loch Goil, East Kilbride, Glasgow G74 2EJ being the subjects registered in the Land Register under title number LAN58119 ("the House")

The Parties:-

Mrs Nicola Hughes, residing at the House ("the Tenant")

Margaret Sarah Robertson, The Bungalow, Southerness Golf Club, Southerness, Dumfries DG2 8AZ ("the Landlord")

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Joan Devine (Legal Member) and Carol Jones (Ordinary Member)

DECISION – 25 LOCH GOIL, EAST KILBRIDE

The Tribunal having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act") in relation to the House and taking account of all the available evidence determines that the Landlord has failed to comply with the duty imposed on her by Section 14(1)(b) of the Act. The Tribunal therefore issues a repairing standard enforcement order. The Tribunal's decision is unanimous.

Background

1. By application received 15 November 2016, the Tenant applied to the Private Rented Housing Panel for a determination that the Landlord had failed to comply with her duties under Section 14(1) of the Act. With effect from 1 December 2016 the Private Rented Housing Panel has been incorporated into the Tribunal.

2. In this application, the Tenant stated that she believed that the Landlord had failed to comply with her duty to ensure that the property met the repairing standard as set out in Sections 13(1)(a) and (d) of the Act. Her application stated that the Landlord had failed to ensure that:

   - the House was wind and watertight and in all other respects reasonably fit for human habitation;

   - the fixtures, fittings and appliances provided by the Landlord under the tenancy are not in a reasonable state of repair and in proper working order.

3. The Tenant made the following complaints in her application and in her notification letter to the Landlord:

   - the windows are not sealed properly. There is a constant draught in the living room;

   - a full electrical inspection was not carried out;

   - the kitchen sockets were not tested;

   - there was an inspection carried out only after Environmental Health got involved as the electrics were unsafe;

   - the dishwasher does not work;

   - the handle on the oven door was broken;

   - the kitchen floor has damp underneath;

   - the floorboards at the top of the stair were a trip hazard;

   - the television aeriel on the roof was loose; and

   - the porch canopy was unsafe

4. On 14 December 2016, the Convenor of the Tribunal issued a Minute of Decision stating that he considered that in terms of Section 23(1) of the Act, there was no longer a reasonable prospect of the dispute being resolved between the parties at a later date; that he had considered the application paperwork submitted by the Tenant comprising documents received between 15 November 2016 and 9 December 2016; and intimating his decision to refer the application to the Tribunal for determination.

5. The Clerk to the Tribunal wrote to the Tenant, to the Landlord and to the Landlord's agent, Your Move, on 30 December 2016 notifying them under and in terms of the Act of the decision to refer the application under Section 23(1) of the Act to the Tribunal and that an inspection and a hearing would take place

on 3 February 2017. Written representations were received from the Landlord (undated) and from the Landlord's agent, Your Move, dated 5 January 2017.

The Inspection

6. The Tribunal inspected the House on the morning of 3 February 2017. The weather conditions at the time of the inspection were cold and dry. The Tenant was present at the House during the inspection. Alastair Robertson representing the Landlord was present at the inspection. Photographs were taken during the inspection and are attached as a Schedule to this Decision.

The House

7. The House is a former East Kilbride Development Corporation end-terraced two storey property estimated to be in the region of 40 years old. The accommodation comprises a hallway, living room and kitchen on the ground floor and a bathroom and three bedrooms on the upper floor. It is located in a predominantly residential area within the St Leonard's district of East Kilbride and is around 10 miles south-east of Glasgow city centre.

The Hearing

8. Following the inspection, the Tribunal held a hearing at Wellington House, 134-136 Wellington Street, Glasgow, G2 2XL. The Tenant was in attendance. The Landlord was represented by Alastair Robertson. Rebecca French was in attendance to take notes on behalf of the Landlord.

The Evidence

9. The evidence before the Tribunal consisted of:

- the application form completed by the Tenant;
- Sasine Search Sheet (no. 2016-04330610) from Registers Direct relating to the House;
- Copies of emails issued by the Tenant to the Landlord's agent, Your Move, over the period 12 September 2016 to 9 December 2016;
- representations received from the Landlord (undated);
- representations received from the Landlord's agent, Your Move dated 5 January 2107;
- the Tribunal's inspection of the House;
- the oral representations of the parties.

Summary of the Issues

10. The issue to be determined was whether the House meets the repairing standard as set out in Section 13 of the Act and whether the Landlord had complied with the duty imposed on her by Section 14(1)(b).

Findings in Fact

11. The Tribunal made the following findings in fact:

- the Tenant had lived in the House since July 2015. She and her husband entered into a Tenancy Agreement with the Landlord dated 30 June 2015. The tenancy is a tenancy of a house let for human habitation, which does not fall within the exceptions set out in Section 12(1) of the Act. The provisions set out in Chapter 4 of the Act therefore apply;

- the tenancy of the House is managed by the Landlord's agent, Your Move Lettings, 31A North Bridge Street, Bathgate, West Lothian, EH48 4PJ;

- the Tribunal in its inspection carefully checked the items which were the subject of the application. The Tribunal observed the following:

  (a) the windows throughout the House were UPVC double glazed windows. The internal and external seals around the windows were not all intact. The internal seal in one of the double glazing units to the "boy's" bedroom at the front of the House had failed causing condensation to build up between the panes of the window. The silicon sealant on the windows was defective. The window in the living room was loose;

  (b) an EICR was produced dated 12 September 2016. A copy is attached to this decision. The registration number of the electrician was not completed. A certificate from the electrician was also produced dated 16 September 2016. A copy is attached to this decision. Again, the registration number of the electrician was not completed. The electrical sockets in the kitchen were embedded in the tiles;

  (c) the dishwasher was filled with stagnant water and was not working, when the tenant opened the door at the inspection this caused a flood onto the kitchen floor;

  (d) the oven door handle was broken and had been taped together;

  (e) the laminate kitchen floor showed some signs of deterioration and slight water damage;

  (f) the floorboard at the top of the stair was damaged after being lifted to carry out works. This led to the floor being uneven;

(g) the PVC cladding on the under side of porch canopy had become dislodged; and

(h) the television aerial on the roof had been dislodged and was lying unsecured and flat at the edge of the rear pitch of the roof.

Reasons for Decision

12. Following its inspection and the hearing, the Tribunal determined that:

- the property is not wind and watertight and in all respects reasonably fit for human habitation;
- the structure and exterior of the property (including drains, gutters and external pipes) are not in a reasonable state of repair and in proper working order;
- the installations in the House for the supply of water, gas and electricity and for sanitation, space heating and the heating of water are not in a reasonable state of repair and in proper working order;
- the fixtures, fittings and appliances provided by the Landlord under the tenancy are not in a reasonable state of repair and in proper working order.

13. The complaints before the Tribunal as set out in the Tenant's application and the Tribunal's determinations in relation to each of these are set out below.

Windows

14. Mrs Hughes told the Tribunal that due to the draught from the window she had difficulty heating the living room. Her gas and electricity bills had increased.

15. Mr Robertson representing the Landlord told the Tribunal that the Landlord had been unable to gain access to the House in order to carry out repairs.

16. On the basis of its inspection and the other evidence before it, the Tribunal found that the windows throughout the House are not all in a reasonable state of repair. It also finds that the House is not wind and watertight and in all other respects reasonably fit for human habitation.

The Electrics

17. The Tribunal had before it an electrical installation report dated 12 September 2016 and an electrical certificate dated 16 September 2016. Both reports were signed by Craig Macartney. It was noted that the registration number of the electrician had not been completed.

18. Mrs Hughes told the Tribunal that the electricity supply to the cooker hood was a problem. The cooker hood had been present in the House when the Tenant

took occupation. It had worked for a short period and then did not work. She said that the sockets in the House had not all been tested by an electrician. Some sockets and the cooker switch in the kitchen were embedded in the wall and therefore could not be tested.

19. Mr Robertson told the Tribunal that he had to accept what the electrician said in his reports, which was that the necessary repairs had been carried out.

20. On the basis of the evidence before it, including its inspection, the Tribunal determined that the Electrical Installation Condition Report (EICR) dated 16 September 2016 was inadequate in that the registration number was not completed and that further investigation was required as regards the electrics in the House

Dishwasher

21. Mrs Hughes told the Tribunal that the dishwasher had been present when she took entry to the House. It had not worked since entry had been taken.

22. Mr Robertson told the Tribunal that he had not been aware of the issues with the dishwasher.

23. The Tribunal had before it a PAT Testing Report dated 16 September 2016. The Tribunal noted that the report did not make reference to the dishwasher.

24. On the basis of the evidence before it, including its inspection, the Tribunal determined that the dishwasher required to be repaired or replaced.

Oven

25. Mrs Hughes told the Tribunal that the oven had been replaced approximately one year ago. The handle had snapped. Mr Hughes had taped the handle so that it would function.

26. Mr Robertson told the Tribunal that Dixon Domestics had sought to make an appointment to fix the oven, but had been unable to gain access.

27. On the basis of the evidence before it, including its inspection, the Tribunal determined that the oven handle required to be repaired or replaced.

Damp in Kitchen Floor

28. Mrs Hughes told the Tribunal that water had caused damage to the kitchen floor. She told the Tribunal that she had raised the need for a repair to the kitchen floor with the Landlord over one year ago.

29. Mr Robertson told the Tribunal that he had no knowledge of the dishwasher being broken. He was aware of the problem with the flooring around the time the washing machine had been replaced, which was approximately September

2015. His recollection was that a contractor had wanted to effect some form of repair to the flooring, but he did not think that it had been carried out.

30. On the basis of the evidence before it, including its inspection, the Tribunal determined that the floor required to be investigated and necessary repairs carried out.

Floorboard at top of Stair

31. Mrs Hughes told the Tribunal that the floorboard at the top of the stair had been damaged when it had been lifted prior to the Tenant taking entry in order to carry out electrical works. She had not been aware of the problem on taking entry. The damage to the floorboard became apparent over time. Mrs Hughes told the Tribunal that her daughter had tripped on the uneven floorboard.

32. Mr Robertson told the Tribunal that the complaint regarding the floorboard had coincided with the difficulties gaining access to the House.

33. On the basis of the evidence before it, including its inspection, the Tribunal determined that the floorboards at the top of the stair required to be repaired or replaced to ensure that they were level and safe.

Porch Canopy

34. Mr Robertson told the Tribunal that he had instructed a contractor to fix the canopy, but access had been denied.

35. Mrs Hughes told the Tribunal that a contractor did not require access in order to fix the canopy.

36. On the basis of the evidence before it, including its inspection, the Tribunal determined that the porch canopy required to be repaired to ensure it was in a reasonable state of repair.

Television Aerial

37. Mrs Hughes told the Tribunal that she was concerned that in a high wind the aerial could be blown from the roof and cause injury or damage.

38. Mr Robertson told the Tribunal that he was unable to gain access to fix the aerial.

39. On the basis of the evidence before it, including its inspection, the Tribunal determined that the television aerial required to be properly affixed to the roof.

Summary of Decision

40. The Tribunal determines that the Landlord has failed to comply with the duty imposed by Section 14(1)(b) of the Act, and in particular that the Landlord has failed to ensure that the House meets the repairing standard in that:

- the House is not wind and watertight and in all respects reasonably fit for human habitation;

- the structure and exterior of the House (including drains, gutters and external pipes) are not in a reasonable state of repair and in proper working order;

- the installations in the House for the supply of water, gas and electricity and for sanitation, space heating and heating water are not in a reasonable state of repair and in proper working order;

- the fixtures, fittings and appliances provided by the Landlord under the tenancy are not in a reasonable state of repair and in proper working order.

41. The Tribunal therefore makes a repairing standard enforcement order as required by Section 24(2) of the Act.

Rights of Appeal

42. In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision as sent to them.

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

J Devine

18 April 2017

.....
Signed
Joan Devine, Legal Member

.....
Date

This is the electrical installation condition report dated 12 September 2016 referred to in the foregoing declaration dated 18 April 2017

J Devine

/ legal member

ELECTRICAL INSTALLATION CONDITION REPORT

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

DETAILS OF THE CLIENT

Name: Mrs Robertson

Address: 25 LOCH GOIL , EASTKILBRIDE ,

PURPOSE FOR WHICH THIS REPORT IS REQUIRED

This report must be used only for reporting on the condition of an existing installation.

RENTING

Date(s): 12/09/16

DETAILS OF THE INSTALLATION

Occupier: Same as detail for client

Address: Same as details for client

Description of Premises: Domestic | Commercial | Industrial | Other

Estimated age of the Electrical Installation: 30 Years

Evidence of Alterations or Additions: yes

If "yes" estimated age: 10/15 /16 Years

Date of previous Inspection: unknown

Electrical Installation Certificate No: or previous Periodic Inspection report No:

Records of installation available.

Records held by:

EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the Electrical installation covered by this report:

Full installation

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

No lifting the floor boards, raggeling of walls etc

Operational limitations including the reasons (see page No.)

SUMMARY OF THE CONDITION OF THE INSTALLATION

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

Cable reading looking good but various problem found that will have to repair to make house up to standard

If necessary, continue on additional page(s)? No | Yes | Specify page

Overall assessment of the installation: UNSATISFACTORY (Delete as appropriate)

An "Unsatisfactory" assessment indicates that dangerous and/or potentially dangerous conditions have been identified.

This inspection has been carried out in accordance with BS 7671:2008, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in roof spaces and generally within the fabric of the building or under ground have not been inspected.

OBSERVATION AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached Schedules of Inspection and Test Results and subject to the limitations;

There are no item adversely affecting electrical safety, or The following observations and recommendations for N/A. are made

Item No		*Code	Investigation required?
1	No rcd protection	c3	✓
2	No circuit charts etc	c3	
3	No earthing at kitchen switch	c2	
4	No earthing at upstairs light	c2	
5	High reading on shower cable	c2	✓
6	Cannot get cooker switch off wall to check/ test plastered into wall ?	c3	
7	No rcd protection on shower cable	c2	✓
8	Socket in bedroom poor condition needs replaced (gave boy a shock)	c2	
9	Various fuse over rated for cables	c2	
10	2way switching on stairs not working	c3	

Additional Pages? No Yes Specify page

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

Code C1 "Danger Present". Risk of injury. Immediate remedial action required.
Code C2 "Potentially dangerous". Urgent remedial action required.
Code C3 "Improvement recommended".

Please see the notes for recipient for guidance regarding the Classification codes.

Immediate remedial action required for items:

Urgent remedial action required for items:

Further investigation required for items:

Improvement recommended for items:

DECLARATION

I/We, being the person(s) responsible for the 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 inspection and testing, hereby Certify that the information on this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitation of the inspection and testing.

I/We further declare that in my/our judgement, the said installation was overall in condition at the time of the inspection we carried out, and that it should be further inspected as recommended.

INSPECTION, TESTING AND ASSESSMENT BY:		REPORT REVIEWED AND CONFIRMED BY:
Signature:		Signature:
Name : (CAPITALS)	Craig Macartney	Name : (CAPITALS)
Position:	ELECTRICIAN	(Registered Qualified Supervisor for the approved contractor at J)
Date:	12/09/16	Date:

SCHEDULES AND ADDITIONAL PAGES

Schedule of Items Inspected Page No. 4,5,6,7

Additional pages, including additional source(s) data sheets: Page No(s):

Schedule of Circuit Details for the installation: Page No(s): 8

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

The pages identified here form an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Tick boxes and enter details, as appropriate

◊ System Type(s)		◊ Number and Type of Live Conductors		Nature of Supply Parameters		
		AC		Nominal Voltage U (1)	240	V
TN-S		1-phase (2 wire)	√	Nominal frequency f (1)	50	Hz
TN-C-S	√	2-phase (3 wire)		Prospective fault current (2/3)	1.44	kA
TN-C		3-phase (4 wire)		External earth fault loop impedance Ze (3/4)	0.12	Ω
TT		3 pole				
IT		Other (Please state)				

◊ Characteristics of Primary supply Overcurrent Protective Device(s)		
Type	3871	
Rated current	100	A
Short-circuit capacity	33	

(3) where more than one supply, the higher or highest v

(4) by measurement

Number of supplies

NOTES:

NEXT INSPECTION

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

Provided that any items which have been attributed a Recommendation Code C1 and C2 (require urgent attention) are remedied without delay and as soon as possible respectively. Items which have been attributed a Recommendation Code C3 should be actioned as soon as practicable (see F).

DETAILS OF ELECTRICALCONTRACTOR

Trading Title: EBS LTD

Address: 184 DARNLEY STREET GLASGOW

Postcode: G41 2LL

Telephone number:

Fax number:

Registration number

Branch number:

(If applicable)

PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes and enter details, as appropriate

Means of earthing

Distributor's facility: √

Installation earth electro

Details Installation Earth Electrode (where applicable)

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

Location: NA

Maximum Demand: NA kVA/Amps

Electrode resistance, RA: NA Ω

Method of measurement: NA

Protective measures against electric Shock: NA

 # Main Switch or Circuit Breaker

Type (BS(EN)	3871	Voltage Rating	230	V
No of Poles	2	Rated current I n	100	A
Supply conductors: material	COPPER	RCD operating current IΔn	na	mA
Supply conductors: csa	16 mm²	RCD operating time (at IΔn)	na	ms

Earthing and Protective Bonding Conductors

Earthing conductor — Conductor csa 10 mm²

Conductor material COPPER — Continuity check √ (√)

Bonding of extraneous-conductive-parts (√)

Gas service	√	Lighting	
Water service	√	Structural steel	
Oil service		Other service(s)	

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
1.0	Condition/adequacy of distributor's supply intake equipment		
1.1	Service cable	√	
1.2	Service cut-out/fuse(s)	√	
1.3	Meter tails - distributor	√	
1.4	Meter tails - consumer	√	
1.5	Metering equipment	√	
1.6	Means of main isolation (where present)	NA	
2.0	Presence of adequate arrangements for parallel or switched alternative sources	NA	
3.0	Automatic disconnection of supply		
3.1	Main earthing and bonding arrangements		
	* Presence and condition of distributor's earthing arrangement	√	
	* Presence and condition of earth electrode arrangement	√	
	* Adequacy of earthing conductor size	√	
	* Adequacy of earthing conductor connections	√	
	* Accessibility of earthing conductor connections	√	
	* Adequacy of main protective bonding conductor size(s)	√	
	* Adequacy of main protective bonding conductor connections	√	

	* Accessibility of main protective bonding connections	√
	* Provision of earthing/bonding labels at all appropriate locations	√
3.2 FELV		
	* Source providing at least simple separation	NA
	* Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	NA
3.3 Reduced low voltage		
	* Adequacy of source	NA
	* Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	NA
4.0 Other methods of protection (where the methods of protection listed below are employed, details should be provided on separate sheets)		
4.1	Double insulation	√
4.2	Reinforced insulation	√
4.3	Use of obstacles	√
4.4	Placing out of reach	NA
4.5	Non-conducting location	NA
4.6	Earth-free local equipotential bonding	NA
4.7	Electrical separation for more than one item of equipment	NA
5. 0 Distribution equipment		
5.1	Adequacy of working space/accessibility of equipment	√
5.2	Security of fixing	√
5.3	Condition of insulation of live parts	√
5.4	Adequacy/security of barriers	√
5.5	Condition of enclosure(s) in terms of IP rating	√
5.6	Condition of enclosure(s) in terms of fire rating	√
5.7	Enclosure not damaged/deteriorated so as to impair safety	√
5.8	Presence of main switch(es), linked where required	√
5.9	Operation of main switch(es) (functional check)	√
5.10	Correct identification of circuit protective devices	√
5.11	Adequacy of protective devices for prospective fault current	c2
5.12	RCD(s) provided for fault protection – includes RCBOs	c3
5.13	RCD(s) provided for additional protection – includes RCBOs	c3
5.14	RCD(s) provided for protection against fire – includes RCBOs	c3
5.15	Manual operation of circuit-breakers and RCDs to prove disconnection	c3
5.16	Presence of RCD retest notice at or near equipment where required	na
5.17	Presence of diagrams, charts or schedules at or near equipment where required	√
5.18	Presence of non-standard (mixed) cable colour warning notice at or near equipment where required	√
5.19	Presence of alternative supply arrangement warning notice(s) at or near equipment where required	√
5.20	Presence of replacement next inspection recommendation label	√
5.21	Presence of other required labelling (specify)	NA
5.22	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	√
5.23	Protection against mechanical damage where cables enter equipment	√
5.24	Protection against electromagnetic effects where cables enter metallic enclosures	NA
6.0 Distribution/final circuits		
6.1	Identification of conductors	√
6.2	Cables correctly supported throughout their length	LIM
6.3	Condition of insulation of live parts	√
6.4	Non-sheathed cables protected by enclosure in conduit, duct or trunking	LIM
6.5	Suitability of containment systems for continued use (including flexible conduit)	NA

6.6	Cables correctly terminated in enclosures (indicate extent of sampling in Section D of report)	√
6.7	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration	√
6.8	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	√
6.9	Adequacy of protective devices; type and rated current for fault protection	c2
6.10	Presence and adequacy of circuit protective conductors	c2
6.11	Co-ordination between conductors and overload protective devices	√
6.12	Cable installation methods/practices appropriate to the type and nature of installation and external influences	LIM
6.13	Cables where exposed to direct sunlight, of a suitable type	NA
6.14	Concealed cables installed in prescribed zones (see extent and limitations)	LIM
6.15	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system,or otherwise protected against mechanical damage caused by nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD (see extent and limitations)	c3
6.16	Provision of additional protection by 30 mA RCD for cables concealed in walls or partitions	c3
6.17	Provision of additional protection by 30 mA RCD	c3
	* Where reasonably likely to be used to supply mobile equipment for use outdoors	NA
	* For all socket-outlets of rating 20 A or less provided for use by ordinary persons	c3
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	NA
6.19	Band II cables segregated/separated from Band I cables	NA
6.20	Cables segregated/separated from non-electrical services	√
6.21	Termination of cables at enclosures (identify numbers and locations of items inspected in Section D)	NA
	* Connections under no undue strain	√
	No basic insulation of a conductor visible outside an enclosure	√
	Connections of live conductors adequately enclosed	√
	Adequacy of connection at point of entry to enclosure (gland, bush or similar)	√
6.22	General condition of wiring systems	√
6.23	Temperature rating of cable insulation	√
6.24	Condition of accessories including socket-outlets, switches and joint boxes	√
6.25	Suitability of accessories for external influences	√
7.0 Isolation and switching		
7.1 Isolations		
	* presence and condition of appropriate devices	√
	* acceptable location	√
	* capable of being secured in the OFF position	√
	* correct operation verified	√
	* clearly identified by position and/or durable marking(s)	√
	* Warning label posted in situations where live parts cannot be isolated by the operation of a single device	NA
7.2 Switching off for mechanical maintenance		
	* presence and condition of appropriate devices	NA
	* acceptable location	NA
	* capable of being secured in the OFF position	NA
	* correct operation verified	NA
	* clearly identified by position and/or durable marking(s)	NA
7.3 Emergency switching/stopping		
	* presence and condition of appropriate devices	NA
	* readily accessible for operation where danger might occur	NA
	* correct operation verified	NA
	* clearly identified by position and/or durable marking(s)	NA
7.4 Functional switching		
	* presence and condition of appropriate devices	√

	* correct operation verified	√
8.0 Current-using equipment (permanently connected)		
8.1	Condition of equipment in terms of IP rating	NA
8.2	Equipment does not constitute a fire hazard	NA
8.3	Enclosure not damaged/deteriorated so as to impair safety	NA
8.4	Suitability for the environment and external influences	NA
8.5	Security of fixing	NA
8.6	Cable entry holes in ceiling above luminaries, sized or sealed so as to restrict the spread of fire (indicate extent of sampling in Section D of report)	NA
8.7 Recessed luminaires (e.g. downlighters)		
	* correct type of lamps fitted	√
	* installed to minimise build-up of heat by use of "fire rated" fittings,insulation displacement box or similar	√
	* no signs of overheating to surrounding building fabric	√
	* no signs of overheating to conductors/terminations	√
9.0 Location(s) containing a bath or shower		
9.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA	√
9.2	Where used as a protective measure, requirements for SELV or PELV are met	NA
9.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535	NA
9.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	√
9.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	NA
9.6	Suitability of equipment for external influences for installed location in terms of IP rating	√
9.7	Suitability of equipment for installation in a particular zone	NA
9.8	Suitability of current-using equipment for a particular position within the location	NA
10.0 Other Special installations or locations		
	List special locations present, if any. List the results of particular inspections applied.– a separate page is required for each location	NA

** All Boxes must be completed*		**Unacceptable condition** state C1 or C2	**Outcome**
√	Indicates Acceptable condition	Improvement recommended state C3	Provide additional comment where appropriate on attached numbered sheets. C1, C2 and C3 coded items to be recorded in section F of the report.
LIM	Indicates a limitation	**Further investigation required** state F/I (to determine whether danger or potential (danger exists)	
N/A	Indicates Not applicable		

SCHEDULE OF ITEMS TESTED

√	External earth loop impedance, Ze	√	Basic protection against direct contact by barrier or enclosure provided during erection
√	Installation earth electrode resistance, Ra	NA	Insulation of non-conducting floors or walls
√	Continuity of protective conductors	√	Polarity
√	Continuity of ring circuit conductors	√	Earth fault loop impedance Zs
√	Insulation resistance between live conductors	NA	Verification of phase sequence
√	Insulation resistance between live conductors and earth	√	Operation of residual current devices
NA	Protection by separation of circuits	√	Functional testing of assemblies
		√	Verification of voltage drop

TEST INSTRUMENTS USED	
Earth fault loop impedance	MEGGAR
Insulation resistance	MEGGAR
Continuity	MEGGAR
RCD	N/A
Other	N/A
Other	N/A

NOTES FOR RECIPIENT

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

This Electrical Installation Condition Report form is intended for the reporting on the condition of an existing electrical installation.

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

The original Report is to 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 Report will provide the new owner with the details of the condition of the electrical installation at the time the Report was issued.

The 'Extent and Limitations' box should fully identify the extent of the installation covered by this Report and any limitations on the inspection and tests. The contractor should have agreed these aspects with you and any interested parties (Licensing Authority, Insurance Company, Building Society etc) before the inspection was carried out.

The Report will usually contain a list of recommended actions necessary to bring the installation up to the current standard. **For items classified as 'requires urgent attention', the safety of those using the installation may be at risk,** and it is recommended that a competent person undertake the necessary remedial work without delay.

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 Report under "Next Inspection."

DISTRIBUTION BOARD DETAILS

DB ref.:	Main DB	Z_s at this board (Ω):	0.12	I_{pf} at this board (KA):	1.44	Main switch type BSEN reference:	60898	Rating:	100 Amps	Supply conductors:	25mm²	Earth:	16mm²
Distribution board location:	FRONT DOOR CUPBOARD			Supplied from:		No. Of phases:	2	Supply protective device type: BSEN reference:		Rating:	Amps		

CIRCUIT DETAILS / TEST RESULTS

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 (s)	Overcurrent devices: Type BS EN	Overcurrent devices: Rating (A)	Overcurrent devices: Short circuit capacity (KA)	RCD: IΔn mA	Maximum permitted Zs Ω	Circuit impedances Ω: Ring final circuits only (Measured end to end) r1	rn	r2	R1 + R2	R2	Insulation resistance: Phase /Phase M Ω	Phase /Neutral M Ω	Phase /Earth M Ω	Neutral /Earth M Ω	Polarity	Maximum Measured Zs Ω	RCD: At IΔn ms	RCD: At 5 x IΔn ms
1	COOKER	A	NA	2	6	2.5	0.4	3631	45	6	NA	0.57	na	na	na		√	NA	>200	>200	>200	√		NA	NA
2	SOCKET	A	NA	15	2.5	1.5	0.4	3631	30	6	NA	1.15	1.25	1.26	1.85	0.78	√	NA	>200	>200	>200	√	0.9	NA	NA
3	LIGHTS	A	NA	17	1.5	1	0.4	3631	15	6	NA	3.28	na	na	na	0.97	√	NA	>200	>200	>200	√	1.09	NA	NA
4	HEATING	A	NA	2	1.5	1	0.4	3631	15	6	NA	3.28	na	na	na	1.12	√	NA	>200	>200	>200	√	1.24	NA	NA
5	SHOWER	A	NA	2	10	4	0.4	3631	45	6	NA	0.57	na	na	na	1.02	√	NA	>200	>200	>200	√	1.14	NA	NA

CODES FOR TYPES OF WIRING								
A	B	C	D	E	F	G	H	O (other please state)
PVC/PVC CABLES	PVC CABLES IN METALLIC CONDUIT	PVC CABLES IN NON-METALIC CONDUIT	PVC CABLES IN METALIC TRUNKING	PVC CABLES IN NON-METALIC TRUNKING	PVC/SWA CABLES	XLPE/SWA CABLES	MINERAL-INSULATED CABLES	

Stevie,

With reference to the sockets not being checked I can assure you that they were, as when we complete the EICR they are always tested as part of this report.

As explained the old RCD Unit was not up to todays regulations therefore a new RCD Main Board was fitted at the property. The old Unit was partly the cause as to why the house failed the EICR. Once the new RCD was fitted this then fixed failings 1, 5, 7 and 9 on the Test Sheet. I also fitted Smoke Alarm and Heat Alarm as required for the rented property. The fitting of these alarms has nothing to do with the Testing.

I also investigated earth fault on lighting circuit which I repaired, also investigated problem with no earth at light switch and repaired that too.

I replaced sockets in upstairs bedroom as apparently the young boy got an electrical shock from the old socket before I had begun any testing. This old socket was showing cases of arcing at the switch part which may have caused the shock.

All these jobs above after completion brought the house up to a passable and safe standard.

When carrying out the EICR Test the woman has stated that I was not in the living room testing sockets. I do not understand why she is saying this as she was not even in the house during the EICR Testing where all sockets in the house were tested as shown on Test Sheet. This part of the work was completed when the male tenant was in the house. The only time the female tenant was in the house was when I was rectifying the faults that were found in previous EICR Test. Out of approximately 6 hours work in the house she was only there for the last 2 hours which was mainly for fitting the smoke/heat alarms.

As stated all socket testing was done during EICR Test previous to rectification of the faults found in that test.

Christine McNeil

EBS
Engineering & Building Solutions
A Trading Division of Lambert Ltd
EBS | 1145 Cathcart Road, Glasgow. G42 9HD
T: 0141 772 5992 | E: christine.mcneil@ebs-scotland.co.uk

This is the electrical installation certificate dated 16 September 2016 referred to in the foregoing decision dated 18 April 2017

J Devine

ELECTRICAL INSTALLATION CERTIFICATE

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

DETAILS OF THECLIENT

Client/ Address: MRS ROBERSTON

DETAILS OF THE INSTALLATION

Address: 25 Loch Goil , Eastkilbride ,

Extent of the installation covered by this Certificate: New rcd board

New

An Addition

An Alteration ✓

DESIGN

I/We, being the person(s) responsible for the design 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, hereby Certify that the design work for which I/We have been responsible is, to the best of my/our knowledge and belief, in accordance with BS 7671:2008 amended to Amend ment 3:2015 except for the departures, if any, detailed as follows:

Details of departures from BS 7671, as amended (Regulations 120.3.120.4)

The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate. For the DESIGN of the Installation:
** *(Where there is divided responsibility for the design)*

Signature		Date	16/09/16	Name (CAPITALS) CRAIG MACARTNEY	Designer 1
Signature		Date		Name (CAPITALS)	Designer 2 **

CONSTRUCTION

I/We, being the person(s) responsible for the construction 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 construction, hereby Certify that the construction work for which I/We have been responsible is, to the best of my/our knowledge and belief, in accordance with BS 7671:2008 amended to Amendment 3:2015 except for the departures, if any, detailed as follows:

Details of departures from BS 7671, as amended (Regulations 120.3.120.4)

The extent of liability of the signatory is limited to the work described above as the subject of this certificate.
For the CONSTRUCTION of the installation:

Signature		Date	16/09/16	Name (CAPITALS) CRAIG MACARTNEY	Constructor

INSPECTION AND TESTING

I/We, being the person(s) responsible for the 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 inspection and testing, hereby Certify that the 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 7671:2008 amended to Amendment 3:2015 except for the departures, if any, detailed as follows:

Details of departures from BS 7671, as amended (Regulations 120.3.120.4)

The extent of liability of the signatory is limited to the work described above as the subject of this certificate.
For the INSPECTION AND TESTING of the Installation:

Signature		Date	16/09/16	Name (CAPITALS) CRAIG MACARTNEY	INSPECTOR
Reviewed by					
Signature		Date		Name (CAPITALS)	Qualified Supervisor

DESIGN, CONSTRUCTION, INSPECTION AND TESTING

* This box is to be completed only where the design, construction, inspection and testing have been the responsibility of one person.

I, being the person responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my signature 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 inspection and testing work for which I have been responsible is, to the best of my knowledge and belief, in accordance with BS 7671:2008 amended to Amendment 3:2015 except for the departures, if any, detailed as follows:

Details of departures from BS 7671, as amended (Regulations 120.3.120.4)

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

Signature		Date	16/09/16	Name (CAPITALS)	CRAIG MACARTNEY INSPECTOR
Reviewed by					
Signature		Date		Name (CAPITALS)	Qualified Supervisor

PATICULARS OF THE ORGANISATION(S) RESPONSIBLE FOR THE ELECTRICAL INSTALLATION

DESIGN (1)
Organisation EBS LTD

Address: 184 DARNLEY STREET

Registration No. (Where appropriate)

Branch number (If applicable)

DESIGN (2)
Organisation

Address:

Registration No. (Where appropriate)

Branch number (If applicable)

CONSTRUCTION Organisation SAME AS ABOVE

Address:

Registration No. (Where appropriate)

Branch number (If applicable)

INSPECTION & TESTING Organisation SAME AS ABOVE

Address:

Registration No. (Where appropriate)

Branch number (If applicable)

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System Types		Number and types of live conductors				Nature of supply Parameters		
TN-S	√	A.C.	√	D.C.		Nominal Voltage U/Uo	230/230	Volts
TN-C-S		1-Phase 2 wire	1-Phase 3 wire √	2 pole		Nominal Frequency	50	Hz
TN-C		2-Phase 3 wire		3 pole	√	Prospective fault current	1.44	kA
TT		3-Phase 3 wire	3-Phase 4 wire	Other		External Ze	0.12	Ohms
IT		Other				Number of supplies	1	

CHARACTERISTICS OF THE SUPPLY OVERCURRENT PROTECTIVE DEVICE

Type BS/EN	BS3161 Fuse HBC -	Nominal current rating	100	Amps	Short circuit capacity	KA

PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing

Details of installation Earth Electrode (where applicable)

Supplier's facility	√	Type: (e.g. rods, tape ect)		Location	
Installation earth electrode		Electrode resistance, RA	Ohms	Method of measurement	
Maximum Demand (Load) Per phase		Amps	Method of protection against indirect contact	EEBADS	

Main Switch or circuit-Breaker

Type BSEN	61008 RCD	No. Of poles	3	Voltage rating	230	V	Current rating	100	A	RCD IΔn	30	mA	RCD at IΔn	40	mS

Supply conductors

Conductor material	Copper	Conductor csa	25	mm²	

Earthing conductors

Conductor material	Copper	Conductor csa	16	mm²	Continuity check	√	(✓) OK

Main equipotential bonding conductors

Conductor material	Copper	Conductor csa	10	mm²	Continuity check	√	(✓) OK

Bonding of extraneous conductive parts (✓)

Water service	√	Gas service	√	Oil service	Structural steel	Lightning protection	Other services	List in report notes

COMMENTS ON THE EXISTING INSTALLATION

Additional information and report notes

Note: Enter 'NONE' or, where appropriate, the page number(s) of additional page(s) of comments on the existing installation.

NEXT INSPECTION

I/We the designer(s), recommend that this installation is further inspected and tested after an interval of not more than 3 Years

SCHEDULE OF ITEMS INSPECTED

PROTECTIVE MEASURES AGAINST ELECTRIC SHOCK

Basic and fault protection

N/A	SELV
N/A	PELV

Basic protection

√	Insulation of live parts
√	Barriers and enclosures
√	Obstacles
√	Placing out of reach
√	Double or Reinforced insulation

Fault Protection (Automatic disconnection of supply)

√	Presence of earthing conductors
√	Presence of circuit protection conductors
√	Presence of main equipotential conductors
√	Presence of earthing arrangements for combined protective and functional purposes
N/A	Presence of adequate arrangements for alternative sources(s), where applicable
N/A	PELV
√	Choice and setting of protective and monitoring devices
N/A	**Non-conducting location:** Absence of protective conductors
N/A	**Earth free equipotential bonding:** Presence of earth free equipotential bonding conductors
N/A	**Electrical separation** for one item of current using equipment
N/A	**Electrical separation** for more than one item of current using equipment

Additional protection (For use in controlled supervised conditions only)

N/A	Presence of residual current device(s)
√	Presence of supplementary bonding conductors

Prevention of mutual detrimental influences

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

Identification

N/A	Presence of diagrams, instructions, circuit charts and similar information
√	Presence of danger notices and other warning signs
√	Labelling of protective devices, switches and terminals
√	Identification of conductors

Cables and conductors

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

General

√	Adequacy of access to switchgear and other equipment
√	Presence and correct location of appropriate devices for isolation and switching
√	Particular protective measures for special installations and locations
√	Connection of single pole devices for protection or switching in phase conductors only
√	Correct connection of accessories and equipment
√	Presence of under voltage protective devices
√	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*
X	*To indicate that an inspection or test has been carried out and the result was unsatisfactory*
LIM	*To indicate that an inspection or test has not been carried out following agreed limitations of inspection or testing*
N/A	*To indicate the inspection or test is not applicable*
N/V	*To indicate that details could not be verified*

SCHEDULE OF ITEMS TESTED

√	External earth loop impedance, Ze	√	Basic protection against direct contact by barrier or enclosure provided during erection
N/A	Installation earth electrode resistance, Ra	N/A	Insulation of non-conducting floors or walls
√	Continuity of protective conductors	√	Polarity
N/A	Continuity of ring circuit conductors	√	Earth fault loop impedance Zs
√	Insulation resistance between live conductors	N/A	Verification of phase sequence
√	Insulation resistance between live conductors and earth	N/A	Operation of residual current devices
N/A	Protection by separation of circuits	√	Functional testing of assemblies
		N/A	Verification of voltage drop

SCHEDULE OF ADDITIONAL RECORDS (See attached schedule)

Note: Additional page(s) must be identified by the Electrical Installation Certificate serial number and page number(s).

Page No(s) :

TEST INSTRUMENTS USED

Instrument Serial No(s)	MEGGAR
Earth fault loop impedance	MEGGAR
Insulation resistance	MEGGAR
Continuity	MEGGAR
RCD	NA
Other	NA

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 IEE 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. A "Periodic Inspection Report" should be issued for such a periodic inspection.

The Certificate is only valid if a Schedule of Inspection of Test Results is appended.

DISTRIBUTION BOARD DETAILS

DB ref.:	DB1	Z_s at this board (Ω):	0.12	I_{pf} at this board (KA):	1.44	Main switch type BSEN reference:	61008 RCD	Rating:	63 Amps	Supply conductors:	25 mm²	Earth:	16 mm²

Distribution board location:	MAIN DOOR	Supplied from:	No. Of phases:	Supply protective device type: BSEN reference:	Rating:	Amps

CIRCUIT DETAILS / TEST RESULTS

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 (s)	Overcurrent devices: Type BS EN	Overcurrent devices: Rating (A)	Overcurrent devices: Short circuit capacity (KA)	RCD: IΔn mA	Maximum permitted Zs Ω	Circuit impedances Ω: Ring final circuits only (Measured end to end): r_1	r_n	r_2	All circuits (At least one column to be completed): R_1+R_2	R_2	Insulation resistance: Phase /Phase M Ω	Phase /Neutral M Ω	Phase /Earth M Ω	Neutral /Earth M Ω	Polarity	Maximum Measured Zs Ω	RCD: At IΔn ms	At 5 x IΔn ms
1	SHOWER	A	B	2	10	4	0.4	60898 Type B	40	6	N/A	1.15	NA	NA	NA	0.99	NA	NA	>200	>200	>200	√	0.92	26.7	10.2
2	COOKER	A	B	2	6	2.5	0.4	60898 Type B	32	6	N/A	1.44	NA	NA	NA	LIM	NA	NA	>200	>200	>200	√	LIM	26.7	10.2
3	SOCKETS	A	B	18	2.5	1.5	0.4	60898 Type B	32	6	N/A	1.44	1.25	1.25	1.85	0.78	NA	NA	>200	>200	>200	√	0.9	26.7	10.2
4	LIGHTS/ SMOKES	A	B	12	1.5	1.0	0.4	60898 Type B	6	6	N/A	7.66	NA	NA	NA	1.12	NA	NA	>200	>200	>200	√	1.24	26.7	10.2
5	LIGHTS /HEATING	A	B	10	1.5	1.0	0.4	60898 Type B	6	6	N/A	7.66	NA	NA	NA	1.04	NA	NA	>200	>200	>200	√	1.16	26.7	10.2

CODES FOR TYPES OF WIRING								
A	B	C	D	E	F	G	H	O (other please state)
PVC/PVC CABLES	PVC CABLES IN METALLIC CONDUIT	PVC CABLES IN NON-METALIC CONDUIT	PVC CABLES IN METALIC TRUNKING	PVC CABLES IN NON-METALIC TRUNKING	PVC/SWA CABLES	XLPE/SWA CABLES	MINERAL-INSULATED CABLES	

EBS PAT TESTING REPORT

Client: Garry Hughes	Site Address: 25 Loch Goil, EK	Engineer(s): Craig Macartney		Test Date: 16/09/16	Re-Test Date: 16/09/17	
Item No	**Location**	**Item Description**	**Visual or PAT**	**Pass**	**Fail**	**Comments**
1	Kitchen	Fridge	PAT	Pass		
2	Kitchen	Washing Machine	PAT	Pass		
3	Kitchen	Tumble Dryer	PAT	Pass		

This is the photographic schedule dated 3 February 2017 referred to in the foregoing decision date 18 April 2017

J Devine

Legal Member

Scottish Courts | Tribunals Service

Schedule of photographs taken during the inspection of 25 Loch Goil, St Leonards, East Kilbride G74 2EJ by the First-tier Tribunal for Scotland (Housing and Property Chamber) on 3 February 2017.

Reference Number : PRHP/RP/0354

External view - Front elevation of property

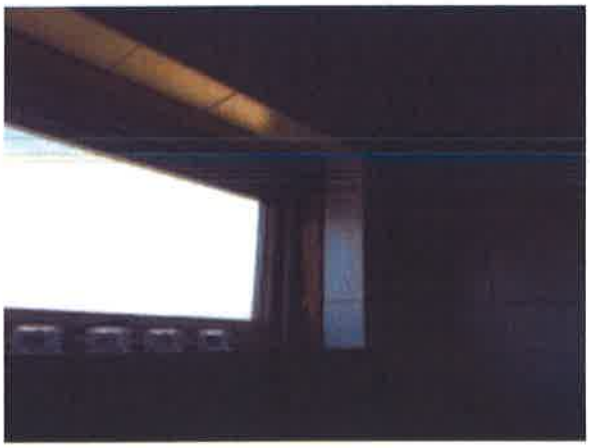
Living room window

Living room window - gap in internal seal and Silicon seal to sill defective

Living room window - gap at Silicon seal

Living room window - external - gaps at top of window

Living room window - external - gap at base of window



Bathroom window

Master bedroom window - to rear

Master bedroom window - to rear

Boy's bedroom - to front - double glazing seal failed to left side pane (viewed internally)

Kitchen - Dishwasher - showing flood from machine onto adjacent floor

Kitchen - Dishwasher

Kitchen - Floor adjacent to dishwasher

Kitchen - Oven door handle -secured with tape

Kitchen - Oven and Hob

Landing floor - loose/damaged floorboard

Canopy over front door - loose panel/gaps

Canopy over front door - loose panel/gaps

Canopy over front door

Television Aerial - lying unsecured on rear pitch of roof