

Housing and Property Chamber First-tier Tribunal for Scotland



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

**Notice of Variation of Repairing Standard Enforcement order:
Housing (Scotland) Act 2006 : Section 25(1)**

Chamber Ref: PRHP/RP/15/0332

Title no: AYR25741

**2 Afton Place, Ardrossan, KA22 7JD
("The House")**

The Parties:-

**Mr Jamie McFarlane
residing at the House
("the Tenant")**

**Mr John Stevenson, 9 Auchendarvie Road, Saltcoats, KA21 5RJ (represented by
his agent Property Matters, 97 John Finnie Street, Kilmarnock, KA1 1BG
("the Landlord"))**

NOTICE TO Mr John Stevenson

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal') determines that the repairing standard enforcement Order relative to the Property dated 18th March 2016 and subsequently varied should be further varied with effect from the date of service of this Notice in the following respect:-

The period allowed for the completion of the work required by the repairing standard enforcement order is extended until four weeks after service of this Notice of Variation.

Section 25(3) of the Housing (Scotland) Act 2006 does apply in this case.

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

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

In witness whereof these presents on this and the preceding page are signed at Kilwinning on 7th March 2017 by Martin Joseph McAllister, solicitor, before Audrey Boylan, 83 Main Street, Kilwinning

A Boylan

M McAllister

Housing and Property Chamber First-tier Tribunal for Scotland



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

Statement of Decision : Housing (Scotland) Act 2006 : Section 24(1)

Chamber Ref: PRHP/RP/15/0332

Title no: AYR25741

**2 Afton Place, Ardrossan, KA22 7JD
("The House")**

The Parties:-

**Mr Jamie McFarlane
residing at the House
("the Tenant")**

**Mr John Stevenson, 9 Auchenharvie Road, Saltcoats, KA21 5RJ (represented by
his agent Property Matters, 97 John Finnie Street, Kilmarnock, KA1 1BG
("the Landlord"))**

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal') determines that the Repairing Standard Enforcement Order relative to the Property dated 18th March 2016 and subsequently varied should be further varied, the said Repairing Standard Enforcement Order is **HEREBY VARIED** with effect from the date of service of this Notice in the following respect:-

The period allowed for the completion of the work required by the order is extended until four weeks after service of the Notice of Variation.

Background

This application had been dealt with by the private rented housing panel and a committee comprising Martin J. McAllister, legal member and George Campbell, surveyor member. Since 1st December 2016 the application has been dealt with by The First-tier Tribunal for Scotland (Housing and Property Chamber) and the members of the tribunal dealing with it are Martin J. McAllister, solicitor, legal member and Carol Jones, surveyor, ordinary member.

A repairing standard enforcement order (RSEO) dated 18th March 2016 had been made in the following terms:

(One) The Landlord is to repair or replace windows throughout the Property to ensure they are draught free and to eliminate internal condensation within the window units. The Landlord is required to produce a report from a suitably qualified window installer confirming that the windows are fit for purpose. (Section 13 (1) (a) of the 2006 Act).

(Two) The Landlord is required to produce a report from a suitably qualified heating engineer confirming that the boiler and associated central heating system is in proper working order to provide effective heating throughout the Property. (Section 13 (1) (c) of the 2006 Act).

(Three) The Landlord is required to repair the wall mounted kitchen cupboard and ensure that it is properly fixed to the wall. (Section 13 (1) (d) of the 2006 Act) (Section 13 (1) (d) of the 2006 Act).

(Four) The Landlord is to produce an electrical installation condition report prepared by a suitably competent person confirming that the electrical system within the Property is in a safe and efficient condition. This report should confirm that all lights in the property are functioning. (Section 13 (1) (c) of the 2006 Act).

(Five) The Landlord is to repair or replace the extractor fan in the bathroom. (Section 13 (1) (d) of the 2006 Act).

(Six) The Landlord is to install a heat detector and a carbon monoxide detector to comply with current regulations. (Section 13 (1) (f) and (g) of the 2006 Act).

The RSEO had been varied on three occasions to allow the Landlord more time to comply with its terms. The ordinary member re-inspected the property on 7 December 2016 and the re-inspection report is attached to this decision. Following representations from the parties the tribunal determined that the House should be inspected again prior to a further hearing to ascertain whether or not the RSEO has been complied with. The Tenant submitted representations to the effect that the House is not of a satisfactory standard and sought a rent relief order. The Tenant also intimated that he had been served with notice to quit.

An inspection was carried out on 20th February 2017.

The tenant was present and was supported by Evelyn McCormick.

The Landlord was present and was accompanied by Mr John Dolan and Nicole Carr of Property Matters.

Findings on Inspection

1. Glazing has been renewed on some windows and some complete window units had been replaced. No evidence of condensation was noted between the glazing and there was no evidence of draughts from the windows or from the window frames. The quality of work on windows that have been repaired is not good. There is evidence of ill fitting seals and poor workmanship.
2. The wall mounted kitchen unit has been repaired. It appears solidly fixed to the wall.
3. There is a functioning extractor fan in the bathroom.
4. There are functioning carbon monoxide, heat and smoke detectors to comply with current regulations.
5. The switch for the electrical shower is at the back of the downstairs cupboard.
6. There is a double socket in the hall which is disconnected and is not functioning.

A schedule of internal and external photographs is attached.

The Hearing

Following upon the inspection, a Hearing was held in Ardrossan Civic Centre. The Tenant was present and was accompanied by Ms Evelyn McCormick. The Landlord was present and was accompanied by Mr John Dolan and Ms Nicole Carr of his agents, Property Matters.

The tribunal identified the issues to be determined. Items Three, Five and Six of the RSEO had been complied with. The tribunal had before it a copy of an Electrical Installation Condition Report dated 15th May 2016. The certificate states the overall assessment of the electrical installation appears to be satisfactory. A copy of the Report is attached to this Determination.

The tenant and his representative stated that there are still issues with the electrical installations in the House. The tenant stated that the system "trips" if he uses certain appliances at the same time. Ms McCormick said that it is not an everyday occurrence. The Landlord said that the electrician had checked matters and could find no fault. The Tenant said that the double socket in the hall had never worked. Ms McCormick said that the location of the shower switch is inconvenient. The Tenant indicated that the lights in the House work although he said that bulbs blow.

The tribunal had before it a copy of a letter from Arco Property Maintenance dated 3rd November 2016 which stated "Fitment of new UPNC windows, all work carried out by our company Are wind and water tight."

Ms McCormick gave detailed evidence on why she thought the windows are still defective. She said that there are draughts from around the windows. She said that

she did not think that the young installer involved in the work had been competent. She said that the work was carried out by a locksmith and the Tenant produced a card which the window contractor gave him and which relates to work as a locksmith rather than window contractor. Mr Dolan said that the contractor does both window installation and locksmith work. Ms Carr said that Arco had provided a letter confirming that the windows are wind and draught proof. Mr Stevenson said that he thought the windows were fine and that he was satisfied with the work which had been carried out.

The Tenant and Ms McCormick said that the radiators are not satisfactory. They said that, in particular, upstairs radiators are not providing consistent heat. Ms McCormick said that the radiator on the landing does not heat at all. The Landlord was referred to the terms of the RSEO and, in particular, the terms set out in item Two of the Order. The Tenant and his Agents said that a Gas Safety Record is current for the property and that this showed that the heating system is in working order. The tribunal had before it a copy of a Gas Safety Record dated 9 July 2015 which states the boiler was tested at that time and is "safe".

Ms McCormick asked the tribunal to find that the House is not of a satisfactory standard.

Deliberations

The tribunal considered the evidence of parties and what it had found at inspection. It considered that there are three possible matters outstanding in respect of the RSEO- the windows, the electrical installation and the heating system.

From the inspection it is clear that the standard of work carried out in repairing or replacing windows is not good. It is not of a high standard but what the tribunal had to determine was whether or not the House met the repairing standard in terms of the 2006 Act. It found no evidence of condensation or draughts. On balance the tribunal considered that the windows did meet the repairing standard.

The tribunal noted the Tenant's evidence regarding the electrics in the House. It considered that the matter of the non functioning socket in the hall did not bring the house below the repairing standard. It had regard to the terms of the RSEO. The Landlord had produced an Electrical Installation Condition Report which states that the electrician's overall assessment of the installation is satisfactory. The Report raised no issue concerning the lights and the Tenant had stated that the lights are working. The tribunal considered that the Landlord had complied with the RSEO in this regard.

The tribunal accepted the evidence of the Tenant that the central heating system is not working properly. The Landlord had not produced the Report from a heating engineer which was required by the RSEO. From evidence of the Landlord, it appears that he considered that the existence of a Gas Safety Record complied with the RSEO in this regard. The tribunal accepted that such Record is in existence but that it only confirmed that the system was safe as at the date of the report, 9 July 2015. The requirement of the RSEO relates to providing evidence that the heating system provides effective heating throughout the house. In this regard it could be argued that the Landlord had not complied with the terms of the RSEO but, on balance, the tribunal

decided not to issue the appropriate Notice of failure to comply but to allow the Landlord an extension of time to comply with the RSEO. It considered it reasonable that such Report be provided four weeks from service of the Notice of Variation.

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

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

Martin J. McAllister, solicitor,
Legal member of tribunal.
7th March 2017

Schedule of photographs taken during the inspection of 2 Afton Place, Ardrossan KA22 7JD by the First-tier Tribunal for Scotland (Housing and Property Chamber) on 20 February 2017.

Reference Number : PRHP/RP/15/0332



External view - Front elevation of property



Living Room window - front



Living Room window - front - top light



Living Room window - front



Living Room window - rear



Living Room window - rear



Living Room window - rear



Kitchen window - internal



Landing window



Landing window



Kitchen window - external



Living Room window - front - external



Living Room window - front - external view of left side top light



Kitchen - double wall mounted cabinet



Kitchen - double wall mounted cabinet



Hall - kitchen light switch



Hall - double socket - disconnected

Contractor's Registration Number



Gas Safe
Registration
Number
158205

Landlord's Gas Safety Record

Landlords Inspection Service
Swallowfield One
Wolverhampton Road
Oldbury
West Midlands B69 2BG



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

TENANT DETAILS
2 Afon Place
Androssan
KA22 7JD

LANDLORD/AGENTS DETAILS
Mr J Stevenson
9 Auchenhavie Road
Saltcoats KA21 5RU

| APPLIANCE DETAILS | | | | | INSPECTION DETAILS | | | | | | | | |
|-----------------------------------|------|--------|------------|-------------|---------------------------------|---------------------------------|--------------------------|---------------------------------|---------------|--|----------------|-------------------|---------------------------------|
| LOCATION | TYPE | MAKE | MODEL | FLUE TYPE | Operating Value (See Key below) | Safety Device Correct Operation | Ventilation Satisfactory | FLUE PERFORMANCE Flue Flow Test | Spillage Test | Visual Condition of Flue and Termination Satisfactory | Appliance Safe | Requested To Test | Indicate* YES if unable to test |
| 1 KITCHEN | CHB | VOKERA | COMPACT 24 | ROOM-SEALED | 10m | Yes | Yes | N/A | N/A | Yes | Yes | Yes | --- |
| DETAILS OF ANY DEFECTS IDENTIFIED | | | | | REMEDIAL ACTION TAKEN | | | | | GAS INSTALLATION TIGHTNESS TEST AND VISUAL INSPECTION OF GAS | | | |
| 1 NONE | | | | | NONE | | | | | N/A | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |

This safety record is signed by electronic signature by
Number of Appliances Tested ... 1 Page ... 3 of ... 3

Print name NEIL SHEDDON 14188

Date 09 July 2015

Job No. 1328669227

IT IS A LEGAL REQUIREMENT THAT THIS RECORD BE KEPT FOR A MINIMUM PERIOD OF TWO YEARS

**NEXT SERVICE
CHECK DUE WITHIN
12 MONTHS**

Scottish Gas is a trading name of British Gas Services Limited which is authorised and regulated by the Financial Conduct Authority for its insurance mediation and consumer credit activities. Registered in England and Wales (Registered No 3141243). Registered office: Millstream, Maidenhead Road, Winkles, Parkshire, SL4 5GN

Key for Operating Value
m = Operating Pressure in Millibars (mbar)
N = Gas Rate in Litres per Hour (Lph)

KEY: * See overleaf
† If unable to test is "YES", see overleaf



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DPN5/0946138

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with British Standard 7571 - Requirements for Electrical Installations by an Approved Contractor or Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZX.

| | |
|--|--|
| A. ID OF THE CLIENT CLIENT/PROPERTY MATTERS HM ENSLEY STREET Address: MARNOCK Postcode: | D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING Extent of the electrical installation covered by this report: ALL DETAILED CIRCUITS Agreed limitations (including the reasons, if any, on the inspection and testing): NO ACCESS AT TIME OF TESTING TO GARAGE Agreed with: N/A Operational limitations including the reasons (see page No. N/A) N/A |
| B. PE OF THE REPORT Purpose, ASSESS CONDITION OF ELECTRICAL CONDITION for which this report is required: Date of inspection and test carried out: 5/5/16 | E. SUMMARY OF THE CONDITION OF THE INSTALLATION General condition of the installation (in terms of electrical safety): APPEARS TO BE SATISFACTORY Summary of the condition of the installation continued on additional pages? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Specify page: |
| C. ID OF THE INSTALLATION Occupant: Address: FTON PLACE DROSSAN Postcode: Estimated age of the installation: 30 years Evidence of alterations or additions: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, estimated age: LHM Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: Records held by: N/A | Overall assessment of the installation: SATISFACTORY / UNSATISFACTORY An 'unsatisfactory' assessment indicates that dangerous conditions have been identified |

This report has been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2)

This form is the model Periodic Inspection Report shown in Appendix 6 of BS7571:2008 published by the NICEIC a part of the Assentra Group. Underprint: Certificate LLP (May 2013)





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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

F. ACTIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Refer to attached schedules of inspection and test results, and subject to the limitations at D: There are adversely affecting electrical safety. N/A or

The following observations and recommendations for are made

Observations

Classification code T

Further investigation required Y or ✓

| | | | |
|--|--|----|--|
| BOARD NOT AMENDMENT 3 | | C3 | |
| DOUBLE CIRCUITS AT DISTRIBUTION BOXES | | C3 | |
| RCD'S NOT OFFERED TO ALL CIRCUITS | | C3 | |
| COOKER SWITCH IS PLASTERED IN ABOVE COOKER | | C3 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Address? No Yes Specify page

The following codes, as appropriate, has been allocated to each of the observations above to indicate to the persons responsible for the installation the urgency for remedial action.

Coded as 'Imminent' Risk of injury. Imminent remedial action required.

Coded as 'Potentially Dangerous' Urgent remedial action required.

Coded as 'Improvement Recommended'

Please Guidance for Recipients regarding the Classification codes.

Immediate remedial action required for items: N/A

Urgent remedial action required for items: N/A

Further investigation required without delay for items: N/A

Improvement recommended for items: 1, 2, 3, 4

G. DECLARATION

I/We, being the person(s) responsible for the inspection and testing of the electrical installation as indicated by my/our signatures below, particulars of which are described on page 1 (see D), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations, (see F) and the attached schedule (see H), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations on the inspection and testing (see D). I/We further declare that in my/our judgement, the said installation was overall in

SATISFACTORY / ACCEPTABLE

condition (see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see J).

INSPECTION, TESTING AND ASSESSMENT BY:

Signature _____

Name (CAPTIALS) C STEVELY

Position ELECTRICIAN

Date: 13/05/2016

REPORT REVIEWED AND CONFIRMED BY:

Signature _____

Name (CAPTIALS) A STEVELY

Date: 13/05/2016

(Registered Qualified Supervisor for the Approved Contractor at J)

H. SCHEDULES AND ADDITIONAL PAGES

| | |
|---|-------------|
| Schedule of Inspection: Page(s) No. 4, 5, 6 | Page No(s): |
| Additional pages, including data sheets for additional source(s): | |
| Schedule of Test Results for the Installation: | 7 |
| Schedule of Circuit Details for the Installation: Page No(s) | 7 |

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



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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

J. DETAILS OF NICEIC APPROVED CONTRACTOR

Trading Title: STEVELY ELECTRICAL CONTRACTORS LTD

Address: 22A BANK STREET RYDENE

Postcode: N/A

Telephone number: 01294 311558

Email Address: N/A

Enrollment number: 019453 (if applicable)

Branch number: N/A (if applicable)

I. INSPECTION

Note that this installation is further inspected and tested after a set of not more than TEN

(State general in terms of parts, materials or work, as appropriate)

prove any items at F which have been attributed a Classification code C1 (essential) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or F1 (further investigation required on delay) are remedied or investigated respectively as a matter of urgency which have been attributed a Classification code C3 should be done as soon as practicable (see F1).

K. CHARACTERISTICS AND EARTHING ARRANGEMENTS

| System | Number and Type of Live Conductors | Other (please state) | Nature of Supply Parameters | Characteristics of Primary Supply (Overcurrent Protective Devices) |
|--------|------------------------------------|----------------------|--|--|
| TNS | ac | | Nominal Voltage: U_n 230 V | BSIEN 1 BS 1361 Fuse HBC Domestic Type |
| TNCS | 1-phase (2 wires) | 1-phase (3 wires) | Nominal frequency, f_n 50 Hz | Type 2 |
| TT | 2-phase (3 wires) | 3-phase (4 wires) | Prospective fault current, I_{pf} 2.4 kA | Rated current 100 A |
| | 3-phase (3 wires) | | External earth fault loop impedance, $Z_{e(EN)}$ 0.15 Ω | Short-circuit capacity 33 kA |

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

L. PILARS OF INSTALLATION AT THE ORIGIN

| Meaning | Type: (eg code/shape etc) | Location | Method of measurement | Details of Installation Earth Electrode (where applicable) |
|---------|-------------------------------------|----------|-----------------------|--|
| Dis | <input checked="" type="checkbox"/> | N/A | N/A | |
| Earth | N/A | | | |

Notes:
 * Symbols as per BS 5838 used as a main circuit breaker.

| Earthing conductor | | Earthing and protective bonding conductors | | Bonding of extraneous-conductive parts | |
|-----------------------|-------------------------------------|--|-------------------------------------|--|-----|
| Conductor material | Copper | Conductor material | Copper | Water service | LIM |
| Conductor CSA | 16 mm ² | Conductor CSA | 10 mm ² | DI service | LIM |
| Conductivity verified | <input checked="" type="checkbox"/> | Conductivity verified | <input checked="" type="checkbox"/> | Other incoming services | N/A |
| | | Other (Specify) | | | |

| Voltage | | Current | | Time | |
|-----------|-------|-----------|-------|-----------|-------|
| Rated | 230 V | Rated | 100 A | Rated | 100 A |
| Operating | N/A | Operating | N/A | Operating | N/A |
| Delay | N/A | Delay | N/A | Delay | N/A |

Original (To the person ordering the work)



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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

SCHOLAR INSPECTIONS

| Item description | Outcome | Location reference |
|---|---------|---------------------------|
| 1.0 Adequacy of distribution/supply intake equipment | | |
| 1.1 Ice cable | ✓ | |
| 1.2 Ice cut equipment | ✓ | |
| 1.3 Air tails - distributor | ✓ | |
| 1.4 Air tails - consumer | ✓ | |
| 1.5 Wiring equipment | ✓ | |
| 1.6 Test of main isolation (where present) | ✓ | |
| 2.0 Presence of adequate arrangements for sources (generators etc) | N/A | |
| 3.0 Ear bonding arrangements | | |
| 3.1 Presence and condition of distributor's bonding arrangement | ✓ | |
| 3.2 Presence and condition of electrode connection | N/A | |
| 3.3 Identification of adequate bonding conductor size | ✓ | |
| 3.4 Suitability and condition of earthing inductor at Main Switching Terminal (MCT) | ✓ | |
| 3.5 Identification of adequate main protective bonding conductor size | ✓ | |
| 3.6 Continuity and accessibility of main protective bonding conductor | C3 | CAN BE SEEN LEAVING BOARD |
| 3.7 Identification of earthing and bonding is at all appropriate locations | ✓ | |

| Item | Description | Outcome | Location reference |
|--------------------|---|---------|--------------------|
| 4.0 Consumer units | | | |
| 4.1 | Adequacy of working space or access to consumer unit | ✓ | |
| 4.2 | Security of fixing | ✓ | |
| 4.3 | Condition of enclosures in terms of IP rating | ✓ | |
| 4.4 | Condition of enclosure(s) in terms of fire rating | ✓ | |
| 4.5 | Enclosure not damaged/deteriorated as to impact safety | ✓ | |
| 4.6 | Presence of linked main switch | ✓ | |
| 4.7 | Operation of main switch (functional check) | ✓ | |
| 4.8 | Manual operation of circuit breakers and RCDs to prove disconnection | ✓ | |
| 4.9 | Correct identification of circuits and protective devices | ✓ | |
| 4.10 | Presence of RCD test notice at or near consumer unit | ✓ | |
| 4.11 | Presence of non-standard (miscoloured) cable colour warning notice at or near consumer unit | ✓ | |
| 4.12 | Presence of alternative supply warning notice at or near consumer unit | N/A | |
| 4.13 | Presence of replacement next inspection recommendation label | ✓ | |
| 4.14 | Presence of other required labelling (please specify) | ✓ | |
| 4.15 | Examination of protective devices and bases; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) | ✓ | |
| 4.16 | Single-pole protective devices in the line conductor only | ✓ | |

* All tests completed
 ✓ States Acceptable condition
 ✗ Indicates a limitation

N/A indicates Not applicable
 Unacceptable condition state C1 or C2
 Improvement recommended state C3

Further investigation required state FI
 (no dangerous advice/danger or potential danger exists)

Outcome
 Provide additional comment where appropriate on attached numbered sheets - C1, C2 and C3 coded items to be recorded in section 7 of the report.



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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

| Item | Description | Outcome | Location reference |
|------|--|---------|------------------------------|
| 4.17 | Protection against mechanical damage to cables entering the office consumer | ✓ | |
| 4.18 | Protection against electrocution risks where cables enter metallic inner enclosures | ✓ | |
| 4.19 | RCDs provided for fault protection in all circuits | C3 | NOT OFFERED FOR ALL CIRCUITS |
| 4.20 | RCDs provided for additional protection in all circuits | N/A | |
| 5.0 | 5.0 Fuses | | |
| 5.1 | Rating of conductors | C3 | |
| 5.2 | Wires correctly supported throughout their run | N/A | |
| 5.3 | Condition of insulation on live parts | ✓ | |
| 5.4 | Sheathed cables protected by secure in conductive ducting or conduit (including identification of the type of conduit and trunking systems) | ✓ | |
| 5.5 | Capacity of cables for current-carrying duty with regard to the type and nature of installation | ✓ | |
| 5.6 | Capacity of protective devices; type and current for fault protection | ✓ | |
| 5.7 | Wires and accessories of circuit are in good condition | ✓ | |
| 5.8 | Clearance between conductors and live parts in all protective devices | ✓ | |
| 5.9 | Earthing system(s) appropriate for the type and nature of the installation taking account of external influences | LIM | |
| 5.10 | Insulation on cables is in good condition and in accordance with the prescribed size and type | LIM | |
| 5.11 | Concealed cables incorporating earthed armour or sheath, or run within earthed wiring containment systems, or otherwise protected against mechanical damage from nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD (see extent and limitations) | ✓ | |
| 5.12 | Provision of additional protection by RCD not exceeding 30 mA | ✓ | |
| 5.13 | Used to supply mobile equipment not exceeding 32 A rating for use outdoors | N/A | |
| 5.14 | For all socket outlets not exceeding 20 A rating unless exempt | ✓ | |
| 5.15 | For cables concealed in walls or partitions | ✓ | |
| 5.16 | Provision of fire barriers, sealing arrangements and protection against thermal effects | LIM | |
| 5.17 | Band II cables segregated/separated from Band I cables | LIM | |
| 5.18 | Cables segregated/separated from communications cabling | LIM | |
| 5.19 | Cables segregated/separated from non-electrical services | ✓ | |
| 5.20 | Termination of cables at enclosures (extent of sampling indicated in Section D of the report) | ✓ | |
| 5.21 | Connections soundly made and under no undue strain | ✓ | |
| 5.22 | No basic insulation of a conductor visible outside enclosures | ✓ | |
| 5.23 | Connections of live conductors adequately enclosed | ✓ | |
| 5.24 | Adequately concealed at point of entry to enclosure (plants/bushes etc.) | ✓ | |

* All to be completed

✓ Unacceptable condition

LIM Areas identified

N/A Indicates Not applicable

Unacceptable condition state C1 or C2

Improvement recommended state C3

Further investigation required state F1 (to determine whether danger or potential danger exists)

Outcome

Provide additional comment where appropriate on attached numbered sheets C1, C2 and C3 coded items to be recorded in section F of the report.

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DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

SCHEDULE INSPECTIONS

| Item description | Outcome | Location reference |
|--|---------|--------------------|
| 5.18 Location of accessories including outlets, switches and boxes | ✓ | |
| 5.19 Ability of accessories for external areas | ✓ | |
| 6.0 Is switching isolated, switching off for mechanical maintenance, emergency switching, topping and functional switching? | | |
| 6.1 In | | |
| 6.2 Fe and switching for maintenance only | N/A | |
| 6.3 Fe only | N/A | |
| 6.4 Fe only | N/A | |
| 6.5 Fe only | N/A | |
| 6.6 Fe only | N/A | |
| 6.7 Fe only | N/A | |
| 6.8 Fe only | N/A | |
| 6.9 Fe only | N/A | |
| 6.10 Fe only | N/A | |
| 6.11 Fe only | N/A | |
| 6.12 Fe only | N/A | |
| 6.13 Fe only | N/A | |
| 6.14 Fe only | N/A | |
| 6.15 Fe only | N/A | |
| 6.16 Fe only | N/A | |
| 6.17 Fe only | N/A | |
| 6.18 Fe only | N/A | |
| 6.19 Fe only | N/A | |
| 6.20 Fe only | N/A | |
| 6.21 Fe only | N/A | |
| 6.22 Fe only | N/A | |
| 6.23 Fe only | N/A | |
| 6.24 Fe only | N/A | |
| 6.25 Fe only | N/A | |
| 6.26 Fe only | N/A | |
| 6.27 Fe only | N/A | |
| 6.28 Fe only | N/A | |
| 6.29 Fe only | N/A | |
| 6.30 Fe only | N/A | |
| 6.31 Fe only | N/A | |
| 6.32 Fe only | N/A | |
| 6.33 Fe only | N/A | |
| 6.34 Fe only | N/A | |
| 6.35 Fe only | N/A | |
| 6.36 Fe only | N/A | |
| 6.37 Fe only | N/A | |
| 6.38 Fe only | N/A | |
| 6.39 Fe only | N/A | |
| 6.40 Fe only | N/A | |
| 6.41 Fe only | N/A | |
| 6.42 Fe only | N/A | |
| 6.43 Fe only | N/A | |
| 6.44 Fe only | N/A | |
| 6.45 Fe only | N/A | |
| 6.46 Fe only | N/A | |
| 6.47 Fe only | N/A | |
| 6.48 Fe only | N/A | |
| 6.49 Fe only | N/A | |
| 6.50 Fe only | N/A | |
| 6.51 Fe only | N/A | |
| 6.52 Fe only | N/A | |
| 6.53 Fe only | N/A | |
| 6.54 Fe only | N/A | |
| 6.55 Fe only | N/A | |
| 6.56 Fe only | N/A | |
| 6.57 Fe only | N/A | |
| 6.58 Fe only | N/A | |
| 6.59 Fe only | N/A | |
| 6.60 Fe only | N/A | |
| 6.61 Fe only | N/A | |
| 6.62 Fe only | N/A | |
| 6.63 Fe only | N/A | |
| 6.64 Fe only | N/A | |
| 6.65 Fe only | N/A | |
| 6.66 Fe only | N/A | |
| 6.67 Fe only | N/A | |
| 6.68 Fe only | N/A | |
| 6.69 Fe only | N/A | |
| 6.70 Fe only | N/A | |
| 6.71 Fe only | N/A | |
| 6.72 Fe only | N/A | |
| 6.73 Fe only | N/A | |
| 6.74 Fe only | N/A | |
| 6.75 Fe only | N/A | |
| 6.76 Fe only | N/A | |
| 6.77 Fe only | N/A | |
| 6.78 Fe only | N/A | |
| 6.79 Fe only | N/A | |
| 6.80 Fe only | N/A | |
| 6.81 Fe only | N/A | |
| 6.82 Fe only | N/A | |
| 6.83 Fe only | N/A | |
| 6.84 Fe only | N/A | |
| 6.85 Fe only | N/A | |
| 6.86 Fe only | N/A | |
| 6.87 Fe only | N/A | |
| 6.88 Fe only | N/A | |
| 6.89 Fe only | N/A | |
| 6.90 Fe only | N/A | |
| 6.91 Fe only | N/A | |
| 6.92 Fe only | N/A | |
| 6.93 Fe only | N/A | |
| 6.94 Fe only | N/A | |
| 6.95 Fe only | N/A | |
| 6.96 Fe only | N/A | |
| 6.97 Fe only | N/A | |
| 6.98 Fe only | N/A | |
| 6.99 Fe only | N/A | |
| 6.100 Fe only | N/A | |

* All the completed
 ✓ : satisfactory condition
 ✗ : unsatisfactory condition
 N/A : not applicable
 Improvement recommended state C1 or C2
 Improvement recommended state C3

Further investigation required state F1
 (to determine whether danger or potential danger exists)

Outcome
 Provide additional comment where appropriate on attached numerical sheets C1, C2 and C3 headed items to be recorded in section F of the report.

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

DPN5/0946138

SCHEDULES

| Circuit number and phase | Circuit description <small>Be completed only when first consumer unit remote from the origin of the installation details of the circuit supply this consumer unit in the below</small> | Type of wiring (see code below) | Reference Method (see Appendix 4 of BS 7671) | Number of points served | Circuit conductors csa | | Max. disconnection time permitted by BS 7671 (s) | Overcurrent protective devices | | | RCD | Circuit impedances (Ω) | | Insulation resistance | | | | Prospective fault current at consumer unit (kA) | | | | | | | | | |
|--------------------------|---|---------------------------------|--|-------------------------|-------------------------|------------------------|--|--------------------------------|---------|------------|-----|-----------------------------|--------------|-----------------------|-------------|----------------|-------------------|---|-----------------|--------------------|----|----|----|-----|-----|-----|---|
| | | | | | Line (mm ²) | CPC (mm ²) | | BS (EN) | Type No | Rating (A) | | Short-circuit capacity (kA) | R_1 (line) | R_2 (cpc) | $R_1 + R_2$ | Line/Line (MΩ) | Line/Neutral (MΩ) | | Line/Earth (MΩ) | Neutral/Earth (MΩ) | | | | | | | |
| 1 | | | | 1 | 6 | 2.5 | 5 | 3871 MCB | 1 | 40 | 6 | N/A | 1.37 | N/A | N/A | N/A | N/A | >1 | >1 | >1 | >1 | ✓ | LN | N/A | N/A | ✓ | |
| 2 | | | | 1 | 1 | 1 | 0.4 | 3871 MCB | 1 | 5 | 6 | N/A | 10.93 | N/A | N/A | N/A | N/A | >1 | >1 | >1 | >1 | ✓ | LN | N/A | N/A | ✓ | |
| 3 | HEATER | | | 1 | 2.5 | 1.5 | 0.4 | 3871 MCB | 1 | 5 | 6 | N/A | 10.93 | N/A | N/A | N/A | N/A | >1 | >1 | >1 | >1 | ✓ | LN | N/A | N/A | ✓ | |
| 4 | 1 SOCKETS | | | 1 | 2.5 | 1.5 | 0.4 | 3871 MCB | 1 | 32 | 6 | N/A | 0.18 | 0.18 | 0.32 | 0.26 | N/A | N/A | >1 | >1 | >1 | >1 | ✓ | LN | N/A | N/A | ✓ |
| 5 | 1 MBS SOCKETS | | | 1 | 2.5 | 1.5 | 0.4 | 3871 MCB | 1 | 16 | 6 | N/A | 0.18 | 0.18 | 0.32 | 0.26 | N/A | N/A | >1 | >1 | >1 | >1 | ✓ | LN | N/A | N/A | ✓ |
| 6 | 1 MBS SOCKETS | | | 1 | 6 | 2.5 | 0.4 | 3871 MCB | 1 | 32 | 6 | N/A | 1.71 | N/A | N/A | 0.15 | N/A | N/A | >1 | >1 | >1 | >1 | ✓ | LN | N/A | N/A | ✓ |
| 7 | 1 MBS SOCKETS | | | 5 | 2.5 | 1.5 | #1 | 3871 MCB | 1 | 16 | 6 | N/A | 3.41 | N/A | N/A | 0.46 | N/A | N/A | >1 | >1 | >1 | >1 | ✓ | LN | N/A | N/A | ✓ |

| | |
|---|---|
| TEST INSTRUMENTS Test instruments (serial numbers) used Insulation resistance: N/A Continuity: N/A Earth electrode resistance: N/A Earth fault current impedance: N/A RCD: N/A | Designation of consumer unit: DB001-- Prospective fault current at consumer unit: 2.4 kA |
|---|---|

| A | B | C | D | E | F | G | H | I (Other - please state) |
|--|--|---|--|---|--------------------------|--------------------------|--------------------------------|--------------------------|
| Thermoplastic insulated cables in metal trunking | Thermoplastic insulated cables in non-metallic conduit | Thermoplastic insulated cables in non-metallic trunking | Thermoplastic insulated cables in metal trunking | Thermoplastic insulated cables in non-metallic trunking | Thermoplastic SWA cables | Thermoplastic SWA cables | Thermoplastic insulated cables | N/A |

Original (To the person ordering the work)