

Housing and Property Chamber First-tier Tribunal for Scotland



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

(Hereinafter referred to as “the tribunal”)

Under Section 24(1) of the Housing (Scotland) Act 2006 (“the Act”)

Case Reference Number: FTS/HPC/RP/19/2496

Re: 1/1 37 Barterholm Road, Paisley PA2 6PA (“the house”)

Land Register Title No: REN65832

The Parties:-

Mr Tom Aldridge, formerly residing at the house (“the former tenant”)

Mr John Brandon and Mrs Margaret Anne Brandon, residing at 27 Fulbar Crescent, Paisley PA2 9AS (“the landlords”)

Tribunal Members – Sarah O’Neill (Chairperson); Andrew McFarlane (Ordinary (Surveyor) Member)

Decision

The tribunal, having made such enquiries as it saw fit for the purposes of determining whether the landlords have 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 landlords have not failed to comply with the duty imposed on them by Section 14 (1) (b) of the Act. The tribunal’s decision is unanimous.

Background

1. By application received on 9 August 2019, the former tenant applied to the tribunal for a determination that the landlords had failed to comply with their duties under Section 14(1) of the Act.

2. In his application, the former tenant stated that he believed the landlords had failed to comply with their duty to ensure that the property met the repairing standard as set out in section 13(1) (b)(c) (d) and (h) of the Act. His application stated that the landlords had failed to ensure that:

- the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order
- the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order
- any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order
- the house meets the tolerable standard.

3. The former tenant made a considerable number of complaints in his application. He stated that the following works needed to be carried out (some of the complaints have been summarised due to their length):

- 1) Resealing of 2 x bathroom tiles and grouting as required.
- 2) Supply and fit of adequate ventilation above gas cooker, or removal of mouldy, poorly positioned blind restricting use of window.
- 3) Servicing of windows to allow them to be used freely without force used to open and/or close them.
- 4) Replacement of untreated wood fitted around bottom of bath which has split in multiple places and has the potential to harbour bacteria and mould.
- 5) Replace seal between bath and wall tiles - the absence of a seal is leading to water ingress down the back of the bath. The silicone used instead of a seal has made it impossible to clean properly, leading to the growth of bacteria and mould.
- 6) Repair bottom hinge on door of back bedroom- door not opening and closing properly as the bottom of the door comes away when moving the door.
- 7) Installation of water seal behind kitchen sink to prevent further water ingress down the back of the sink unit.
- 8) Repair kitchen door and living room door- neither door can be closed.
- 9) Liaising with factors to repair the door entry system so the service button works when the postman visits, or the supply and installation of a letterbox on the wall at the front of the property.
- 10) Liaising with factors to repair or replace the communal close lighting.
- 11) Liaising with factors to ensure the communal close and garden are kept maintained...It is the responsibility of the landlord and/or the factor to ensure that trees and hedges are kept maintained, including the nine metre

- tree that produces sticky sap which encroaches on the rear windows of the property.
- 12) Cleaning the windows and UPVC frames, which are situated 1 to 2 stories high, and require specialist access equipment and/or water/power supply.
 - 13) Contract a suitably qualified electrician to fix the shower, which cuts out by way of the RCD tripping at the fuse box.
 - 14) Sealing of hole in the floor beside the toilet / boiler (hole goes through the wall) which leads to foul smell ingress from the flat below and the soil pipe.
 - 15) Remedial works to the gas central heating to stop the system losing pressure every day, as stated on the landlord/homeowner gas safety record (serial no: LABSF254398).
 - 16) Completion of the installation of the gas central heating boiler from January 2019, as noted on the landlord/homeowner gas safety record (serial no: LABSF254398).
 - 17) Access to be provided to the ECV and meter as stipulated in the landlord/homeowner gas safety record (serial no: LABSF254398).
 - 18) Electrical bonding to be installed at meter as required by electrical regulations and as stipulated in the landlord/homeowner gas safety record (serial no: LABSF254398).
 - 19) Confirmation that all electrical appliances provided by the landlord have been Portable Appliance Tested- only 2 of the 4 appliances have been tested.
 - 20) No Electrical Installation Condition Report was provided upon letting out the property.
4. On 4 September 2019, a notice of acceptance of the application was issued by a Convener with delegated powers of the Chamber President under section 96 of the Housing (Scotland). On 23 September 2019, the tribunal administration issued a notice of referral and hearing to both parties, advising that an inspection and hearing would be held on 29 October 2019, and requesting written representations by 14 October 2019. Written representations were received from the landlord on 15 October 2019 and from the former tenant on 18 October 2019.
5. The tribunal issued a direction to the parties on 2 October 2019, requiring the landlords to provide to the tribunal: 1) an up to date Electrical Installation Condition Report (EICR) produced by a suitably qualified and registered contractor and 2) an up to date gas safety certificate by a gas safe registered engineer. It also required the former tenant to produce a copy of the gas safety certificate which he stated in his email correspondence to the tribunal that he had instructed himself. A response enclosing an EICR for the property dated 27 September 2017 was received from the landlords on 22 October 2019. A copy of a gas safety certificate relating to the property dated 18 July 2019 was received from the former tenant on 4 October 2019.

6. On 4 October 2019, a letter was received from the former tenant, requesting an amendment of his application to include two further repairs issues. These were:
 1. Water ingress through the top of the window frame in the living room.
 2. Drainage issues in the waste water pipework behind the washing machine which directly affects use of the washing machine-drum smells of mould, damp and mildew despite constant cleaning and the smell transfers onto clothes when washed.
7. With his amendment request, he enclosed a copy letter to the landlords dated 26 September, notifying them of these further complaints, together with proof of sending by recorded delivery and proof of delivery on 2 October 2019.
8. The tribunal issued a second direction to the parties on 14 October 2019, noting that the amendment request had been submitted within the timescale required in terms of rule 13 of Schedule 1 to the First-tier Tribunal for Scotland (Housing and Property Chamber) (Procedure) Regulations 2017 ('the 2017 rules'), and that the complaints had been notified to the landlords. The direction invited both parties to make any further written representations on the requested amendment by 28 October 2019. Written representations were received from the landlords on 25 October 2019.
9. An email was received by the tribunal from the former tenant on 23 October 2019, advising that he would be moving out of the house on Monday 28 October, the day before the inspection and hearing. He confirmed to the tribunal administration on the evening of 28 October that he had vacated the property.
10. On 29 October, the tribunal issued a minute of continuation to a determination under Schedule 2 Paragraph 7(3) of the Act. This stated that, having received confirmation from the tenant that the tenancy had been terminated, the tenant was to be treated as having withdrawn his application in terms of Schedule 2 paragraph 7 (1) of the Act. It then stated that the tribunal considered that the application should be determined on public interest grounds, due to the nature of the alleged repairs and the potential effects on any future tenants/occupiers if those allegations were substantiated.

The inspection

11. The tribunal inspected the house on the morning of 29 October 2019. The weather conditions at the time of the tribunal's inspection were dry and bright. Both landlords were present at the inspection. Photographs were taken during the inspection, and these are attached as a schedule to this decision.

The house

12. The house is a first floor flat within a three-storey (with basement to rear) sandstone Victorian tenement block. It comprises two bedrooms, living room, kitchen, bathroom and hallway. The house was unoccupied at the time of the inspection.

The hearing

13. Following the inspection, the tribunal held a hearing at Glasgow Tribunals Centre, 20 York Street, Glasgow G2 8GT. Both landlords were present and gave evidence on their own behalf.

Preliminary issue

14. The landlords had raised no specific objections in response to the tribunal's second direction regarding the amendments requested by the former tenant. The tribunal therefore decided to accept the amendments, and to consider the issues raised by the former tenant in his amendment request.

The evidence

15. The evidence before the tribunal consisted of:
 - The application form completed by the former tenant.
 - Registers Direct copy of Land Register title REN65832, which confirmed that the house is owned jointly by the landlords.
 - Private Residential Tenancy Agreement between the parties dated 20 February 2018.
 - Several copy notification letters from the former tenant to the landlords dated 20 February, 1 May and 24 July 2019, setting out the alleged repairs required, together with proof of sending by recorded delivery and proof of delivery.
 - The written representations received from the landlord on 15, 22 and 25 October 2019
 - The written representations received from the former tenant on 18 and 23 October 2019.
 - The copy EICR for the house dated 27 September 2017 received from the landlords on 22 October 2019.
 - The copy gas safety certificate relating to the house dated 18 July 2019 received from the former tenant on 4 October 2019.
 - The letter dated 4 October 2019 received from the former tenant, requesting an amendment of his application to include two further repairs issues.

- The copy letter from the former tenant to the landlords dated 26 September, notifying them of these further complaints, together with proof of sending by recorded delivery and proof of delivery.
- The tribunal's inspection of the house.
- The oral representations of the landlords at the hearing.

Summary of the issues

16. 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 landlords have complied with the duty imposed on them by section 14 (1) (b).

Findings of fact

17. The tribunal made the following findings in fact:

- The house is owned jointly by the landlords, who are the registered landlords in respect of the house.
- The former tenant entered into a Private Residential Tenancy Agreement with the landlords on 20 February 2018 to rent the house starting on that date.
- The former tenant vacated the house on 28 October 2019.
- At its inspection, the tribunal carefully checked the items which were the subject of the complaint. The tribunal observed the following:
 - i. One floor tile in the bathroom moved slightly when it was walked on.
 - ii. There was no cooker hood installed above the gas cooker in the kitchen (Photograph 1).
 - iii. The tilt and turn window in the kitchen appeared to be operating correctly, and could be opened, despite the presence of a roller blind fitted at the top (Photograph 2).
 - iv. On testing all of the windows in the house, the tribunal found that they were all capable of being opened and closed without excessive force. The tilt and turn mechanisms operated correctly, allowing for the windows to be cleaned from within the house, other than the right-hand bay window in the living room. That window opened and closed, but the tilt mechanism was not operating correctly (photograph 20).
 - v. There was a timber trim around the bottom of the bath. This had split slightly in some areas, but the damage appeared to be cosmetic only, and no mould was observed (photographs 11-13).
 - vi. There was a plastic trim/seal along the length of the bath, between the bath and the wall tiling. A silicone seal had been added along some of the trim. While it was not possible to see underneath the bath, there were no

- signs of water ingress behind the bath, or of any mould. (photographs 14 and 15)
- vii. The door to the bedroom at the rear of the property was capable of being opened and closed, although the hinge at the bottom was a bit loose, leading to the door moving slightly away from the door frame at the bottom (photograph 19)
 - viii. There was no silicone seal visible between the kitchen sink upstand and worktop but there was sealant between the upstand and tiling on the wall behind it (photographs 3 and 4).
 - ix. There was no evidence of water ingress underneath the sink (photograph 5).
 - x. The kitchen door opened and closed properly, and appeared to be operating correctly, although one of the hinges appeared to be a bit loose. (photograph 6).
 - xi. The living room door did not close properly. An additional catch had been fitted to the door (photograph 9). The lock mechanism on the door appeared to have been fitted the wrong way round, which was the reason why the door was not closing correctly (photograph 8).
 - xii. The service button on the door entry system at the main entrance to the tenement was operating correctly when tested by the tribunal at 10.35am.
 - xiii. There was an installation within the close of the building for lighting of common areas, but the tribunal was unable to test whether this was operating correctly, due to the timing of its inspection.
 - xiv. The common close and rear communal garden appeared to be in reasonable condition. There was a tree to the rear of the building which had some branches close to the rear window, but this was not directly encroaching onto the window. No sap was visible (photographs 26 and 27)
 - xv. There was no live electricity supply in the house at the time of the inspection. A card meter had been installed and was out of credit. It was not therefore possible for the tribunal to test the electrical installation.
 - xvi. There was a hole in the bathroom wall to the right of the toilet, which was covered by a wooden box, through which led a pipe which went through to the kitchen. There was no evidence of any leakage around the pipe, and no foul smell was apparent (photographs 16-18).
 - xvii. It was not possible to test the operation of the boiler, due to the absence of any electricity supply.
 - xviii. The boiler appeared to have been recently installed. The pressure gauge showed the pressure to be zero. It was not possible to determine why this was the case or when the system had last been recharged.
 - xix. The gas flue was sealed correctly inside the house, and it appeared to have been sealed off properly with a cover to the outside of the property (photograph 25).

- xx. The gas meter was situated under the kitchen sink. The Emergency Control Valve (ECV) on the incoming gas supply was through a cupboard wall from the meter (photographs 22 and 23).
- xxi. There was no visible electric bonding at the gas meter (photograph 23)
- xxii. There was no visible evidence of water ingress above the living room window.
- xxiii. No unusual smell was detected by the tribunal within the washing machine drum.

Reasons for decision

18. The tribunal considered each complaint made by the former tenant in turn. Its findings in relation to each of those complaints are set out below. The tribunal noted that some of the issues complained about appeared to be historical, and some were unclear. The tribunal could only make its decision on the basis of the state of repair within the house as at the time of its inspection.

1. *Resealing of 2 x bathroom tiles and grouting*

19. It was not entirely clear to the tribunal exactly which tiles the former tenant was complaining about. The landlords said that they were unsure what he was referring to. The tribunal observed at its inspection that one floor tile in the bathroom moved slightly when it was walked on. Otherwise, the tribunal observed no issues with either the wall or the floor tiles in the bathroom. It therefore determined that both the wall and floor tiles in the bathroom were in a reasonable state of repair and in proper working order.

2. *Ventilation above gas cooker/ blind restricting use of window.*

20. The tribunal observed at its inspection that there was no cooker hood installed above the gas cooker in the kitchen. The landlords told the tribunal that they were not aware of any requirement to install a cooker hood. The tribunal notes that there is no such requirement. The tribunal observed at its inspection that the tilt and turn window in the kitchen appeared to be operating correctly, and could be opened, despite the presence of a roller blind fitted at the top. The tribunal therefore determined that there were no repairing standard issues to be addressed in relation to either the ventilation for the cooker or the roller blind in the kitchen.

3. *Servicing of windows to allow them to be used freely without force used to open and/or close them.*

21. On testing all of the windows in the house at its inspection, the tribunal found that they were all capable of being opened and closed without excessive force. The right-hand bay window in the living room opened and closed, but the tilt and turn mechanism was not operating correctly. Mr Brandon told the tribunal at the hearing that the windows were only 4-5 years old. While there was a slight issue with the right-hand living room bay window, the tribunal determined that, as all the windows could be opened and closed without excessive force, they were in a reasonable state of repair and in proper working order.
4. *Replacement of untreated wood fitted around bottom of bath which has split in multiple places and has the potential to harbour bacteria and mould.*
22. At its inspection, the tribunal observed that there was a timber trim around the bottom of the bath. This had split slightly in some areas, but the damage appeared to be cosmetic only, and no mould was observed. The tribunal determined that the timber trim was in a reasonable state of repair and in proper working order.
5. *Replace seal between bath and wall tiles- the absence of a seal is leading to water ingress down the back of the bath. The silicone used instead of a seal has made it impossible to clean properly, leading to the growth of bacteria and mould.*
23. At its inspection, the tribunal observed that there was a plastic trim/seal along the length of the bath, between the bath and the wall tiling. A silicone seal had been added along some of the trim. While it was not possible to see underneath the bath, there were no signs of water ingress behind the bath, or of any mould. The tribunal determined that the bath seal was in a reasonable state of repair and in proper working order.
6. *Repair bottom hinge on door of back bedroom- door not opening and closing properly as the bottom of the door comes away when moving the door.*
24. The tribunal observed at its inspection that the door to the bedroom at the rear of the property was capable of being opened and closed, although the hinge at the bottom was a bit loose, leading to the door moving slightly away from the door frame at the bottom. The tribunal determined that, while the door would benefit from the hinge being tightened, it could be opened and closed, and was therefore in a reasonable state of repair and in proper working order.

7. *Installation of water seal behind kitchen sink to prevent further water ingress down the back of the sink unit.*
25. The tribunal observed at its inspection that there was not a visible silicone seal between the kitchen sink upstand and worktop but one was in place between the upstand and tiling on the wall behind it. There was no evidence of water ingress underneath the sink. The tribunal therefore determined that the seal was therefore in a reasonable state of repair and in proper working order.
8. *Repair kitchen door and living room door- neither door can be closed.*
26. At its inspection, the tribunal found that the kitchen door opened and closed properly, and appeared to be operating correctly, although one of the hinges appeared to be a bit loose. The tribunal determined that the door was in a reasonable state of repair and in proper working order.
27. The tribunal found that the living room door did not close properly. An additional catch had been fitted to the door. The lock mechanism on the door appeared to have been fitted the wrong way round, which was the reason why the door was not closing correctly.
28. The landlords told the tribunal at the hearing that they had been surprised to see the additional catch and the incorrectly fitted lock when they arrived for the inspection, as they had not been in the house for several months. They told the tribunal that they believed the former tenant had fitted these himself. The tribunal found the landlords to be credible and reliable witnesses, and it accepted their evidence on this point.
29. The tenancy agreement explicitly stated at paragraph 19 that the tenant had a duty not to interfere with door closer mechanisms. The tribunal therefore determined that although the living room door was not closing properly, this was due to the tenant's failure to use the house in a proper manner. The landlord was not therefore in breach of the repairing standard, in terms of section 16(1)(b) of the Act.
9. *Liaising with factors to repair the door entry system so the service button works when the postman visits, or the supply and installation of a letterbox on the wall at the front of the property.*
30. The tribunal found at its inspection that the service button on the door entry system at the main entrance to the tenement was operating correctly when tested by the tribunal at 10.35am. Mr Brandon told the tribunal that the timescale during which the service button was operational had been shortened

some months ago by the property factor at the request of residents, because unauthorised people had been entering the close. He said that to his knowledge no other owners/tenants in the building had complained that they had not been receiving their mail.

31. The tribunal determined that the service button appeared to be operating correctly at the time of its inspection. It found no breach of the repairing standard in relation to this issue.

10. *Liaising with factors to repair or replace the communal close lighting.*

32. At its inspection, the tribunal observed that there was an installation in place within the close of the tenement building for lighting of common areas, but it was unable to test whether this was operating correctly due to the timing of its inspection.

33. Mr Brandon told the tribunal that he believed there had been an issue with the light bulbs in the close not functioning at one stage, but that these had now been replaced, and the lighting was working. This appeared to fit with what the former tenant had said in his written representations. The tribunal determined on the basis of the information before it that, on the balance of probabilities, at the time of its inspection the close lighting system was in a reasonable state of repair and in proper working order.

11. *Liaising with factors to ensure the communal close and garden are kept maintained.*

34. The tribunal observed at its inspection that the common close and rear communal garden appeared to be in reasonable condition. There was a tree to the rear of the building which had some branches closer to the window, but these were not directly encroaching onto the window. The tribunal noted that this was not the time of year that sap might be expected.

35. Mrs Brandon pointed out that paragraphs 19 and 33 of the tenancy agreement required the tenant to cultivate/maintain the garden in a reasonable manner. The tribunal concluded that there was no repairing standard issue to be considered here.

12. *Cleaning the windows and UPVC frames.*

36. The former tenant's complaint was that cleaning the windows required specialist access equipment and/or water/power supply. He stated that there was no mention of a tenant's responsibility in the tenancy agreement to clean

the windows. The tribunal observed at its inspection that all of the windows opened and closed properly, and that the tilt and turn mechanisms operated correctly. This would allow the windows to be cleaned from within the house, other than the right-hand bay window in the living room. That window opened and closed, but the tilt mechanism was not operating correctly. This did not prevent the window being cleaned from within the house.

37. Mrs Brandon again pointed out that it was the tenant's responsibility to clean the windows. Paragraph 19 of the tenancy agreement stated that the tenant had a responsibility to ensure that the fixtures and fittings were kept clean during the tenancy.
38. The tribunal considered that cleaning the windows was the tenant's responsibility, so long as it was possible and safe to do so. Given their tilt and turn design, it was possible for the windows to be cleaned from the inside without the need for specialist equipment. The tribunal therefore concluded that there was no repairing standard issue to be considered.
13. *Contract a suitably qualified electrician to fix the shower, which cuts out by way of the RCD tripping at the fuse box.*
39. There was no live electricity supply in the house at the time of the tribunal's inspection. A card meter, which the landlords said had been installed by the former tenant, was in place, and was out of credit. It was not therefore possible for the tribunal to test the shower.
40. Mr Brandon told the tribunal that following the former tenant's initial complaints about the shower, the shower had been replaced with a new one, but that this had still failed initially to work properly. He said that he had contacted Scottish Water, who had discovered that the stop cock outside the building had not been left fully open following some work in the street, and that this had been the cause of the problems. So far as he was aware, the shower had worked properly since that time. The tribunal found him to be a credible witness. It determined that on the basis of the evidence before it, and on the balance of probabilities, the shower was in a reasonable state of repair and in proper working order.
14. *Sealing of hole in the floor beside the toilet / boiler (hole goes through the wall) which leads to foul smell ingress from the flat below and the soil pipe.*
41. The tribunal observed at its inspection that there was a hole in the bathroom wall to the right of the toilet, which was covered by a wooden box, through which led a pipe which went through to the kitchen. There was no evidence of

any leakage around the pipe, and no foul smell was apparent. The tribunal did not consider that there was a repairing standard issue to be addressed.

15. *Remedial works to the gas central heating to stop the system losing pressure every day, as stated on the landlord/homeowner gas safety record (serial no: LABSF254398).*
42. As there was no live electricity supply in the house at the time of the inspection, it was not possible for the tribunal to test the operation of the boiler. The pressure gauge showed the pressure to be zero. It was not possible to determine why this was the case or when the system had last been recharged. The tribunal observed, however, that the boiler appeared to have been recently installed.
43. The landlords told the tribunal that the boiler had been installed in January 2019. They had tried to access the house with a gas engineer around June/July 2019 as the gas safety inspection was due (although not for the boiler as it was new) and the former tenant refused to allow them access. They had then been advised to go to the house with sheriff officers, and had done so, but the former tenant had again refused access.
44. The landlords stated that the former tenant had insisted on instructing his own gas engineer, and this was confirmed by his written representations - he suggested that he did not trust the landlords' gas engineer. It was the gas safety certificate obtained by the former tenant and dated 18 July 2019 (cert no LABSF254398) which he had provided to the tribunal. This had been completed by a GasSafe registered engineer, Craig Girvan of Larkhall. The report is attached to this decision.
45. The tribunal noted that the gas safety certificate was current and up to date. It stated that the gas installation passed the inspection and no defects were identified. The certificate did state that the heating was losing pressure every day, but no related defects were identified. The tribunal determined that on the balance of probabilities, and given the age of the boiler, that it was in a reasonable state of repair and in proper working order.
16. *Completion of the installation of the gas central heating boiler from January 2019, as noted on the landlord/homeowner gas safety record (serial no: LABSF254398).*
46. It was not entirely clear from the former tenant's application what this complaint specifically related to. The gas safety certificate stated: 'outside still to be filled with cement (flue)', but again this was not noted as a defect on the certificate. The tribunal assumed that this was the source of the former

tenant's complaint. It had observed at its inspection that the gas flue was sealed correctly inside the house, and that it appeared to have been sealed off properly with a cover to the outside of the property. The tribunal therefore determined that the flue was in a reasonable state of repair and in proper working order.

17. Access to be provided to the ECV and meter as stipulated in the landlord/homeowner gas safety record (serial no: LABSF254398).

47. The former tenant's complaint was that the gas engineer had stated on the gas safety certificate that the ECV and gas meter were not easy to access. He stated in his application that the engineer had suggested that an access hatch/ panel should be cut in the side of the sink unit to allow clear access to the ECV. Again, while the engineer had stated on the certificate that the ECV and gas meter were not easy to access, this was not noted as a defect. The tribunal observed at its inspection that the gas meter was situated under the kitchen sink. The ECV on the incoming gas supply was on the other side of the cupboard underneath of the sink.

48. The tribunal noted that, while the ECV and gas meter may not be easy to access, it would be possible to access them if needed. The tribunal took the view that there was no repairing standard issue to be determined.

18. Electrical bonding to be installed at meter as required by electrical regulations and as stipulated in the landlord/homeowner gas safety record (serial no: LABSF254398).

49. The gas engineer had noted on the gas safety certificate that there was no electrical bonding at the gas meter, but this was not noted as a defect, merely as an observation. Contrary to what the former tenant had said, the certificate did not stipulate that electrical bonding should be carried out. The tribunal observed at its inspection that there was no visible electric bonding at the gas meter. It also noted that there was no mention of any concern about this issue in the EICR which it had before it. The tribunal concluded that there was no repairing standard issue to be determined.

19. Confirmation that all electrical appliances provided by the landlord have been Portable Appliance Tested- only 2 of the 4 appliances have been tested.

50. The tenant did not state in his application which four electrical appliances provided by the landlord he was referring to. The landlords suggested that these were: the washing machine; the tumble dryer; the fridge; and the electric

fire. It was not clear which two appliances the former tenant thought had been tested, and which had not. While the landlords had provided an EICR to the tribunal, they had not produced a PAT test certificate. They told the tribunal that the washing machine, tumble dryer and fridge had all been replaced after the former tenant had moved into the property, following complaints by him that the original appliances were not working. This was confirmed in the written representations submitted by the former tenant. The landlords said that the appliances had not been PAT tested because they were all new, so this was not required.

51. The tribunal notes that the Scottish Government Guidance on Electrical Installations and Appliances in Private Rented Property, to which the tribunal must have regard in terms of section 13 (1)(c) of the 2006 Act in determining whether the electrical installation in a house meets the repairing standard, states that appliances which are less than a year old at the time of the test do not required to be tested. The EICR before the tribunal was more than two years old, and it was unclear which of the two appliances the former tenant was referring to in his application.
52. The tribunal notes that some of the appliances were now likely to be more than one year old, and that PAT testing of these prior to any new tenancy would be advisable. There was no suggestion by the former tenant that any of the appliances were not functioning correctly (other than the washing machine-see complaint no. 22 below). In any case, a failure to carry out PAT testing was not in itself necessarily in breach of the repairing standard. On the balance of probabilities, therefore, the tribunal determined that there was no evidence that the appliances provided by the landlords were not in a proper state of repair and in proper working order.
20. *No Electrical Installation Condition Report was provided upon letting out the property.*
53. While there is a requirement on landlords to provide an up to date EICR to a tenant at the start of the tenancy, this is not in itself a repairing standard requirement. The landlords had produced to the tribunal an EICR dated 27 September 2017 provided by M & F Electrical, Glasgow, which is an NICEIC registered contractor, which is attached to this decision. The tribunal noted that this report would have been current at the time the tenancy began in February 2018, and it was still current at the time of the hearing, as it was less than 5 years old. The EICR found that the electrical installation was satisfactory and made no category C1 or C2 observations. The tribunal determined that there was therefore no breach of the repairing standard, as the EICR showed that the electrical installation was in a reasonable state of repair and in proper working order.

21. *Water ingress through the top of the window frame in the living room.*

54. The weather was dry at the time of the tribunal's inspection, and it had been dry for several days beforehand. There was, however, no visible evidence of water ingress above the living room window. The tribunal therefore determined that the window was wind and watertight.

22. *Drainage issues in the waste water pipework behind the washing machine which directly affects use of the washing machine-drum smells of mould, damp and mildew.*

55. It was difficult to test for drainage issues during the inspection, but no unusual smell was detected by the tribunal within the washing machine drum. Mr Brandon told the tribunal that the washing machine was less than 18 months old, and that no issues had been raised by the former tenant regarding the washing machine prior to his notification letter of 2 October 2019.

56. The tribunal determined on the basis of the information before it that on the balance of probabilities, the washing machine was in a reasonable state of repair and in proper working order.

Observations made by the tribunal

57. The tribunal observed an issue at its inspection which was not included in the tenant's application. It could not therefore make a formal determination regarding this matter, but the landlords may wish to address this. The carbon monoxide alarm in the kitchen did not appear to be correctly situated relative to the boiler (photograph 24).

58. The current Scottish Government Guidance for the Provision of Carbon Monoxide Alarms in Private Rented Housing provides that unless otherwise indicated by the manufacturer, CO detectors should be either:

- ceiling mounted and positioned at least 300 mm from any wall or
- wall mounted and positioned at least 150 mm below the ceiling and higher than any door or window in the room

and should be sited between 1 and 3 metres from the fixed combustion appliance (i.e. the boiler).

Summary of decision

59. On the basis of all the evidence before it, the tribunal found that at the time of its inspection, the house was in a state of repair which met the repairing standard in terms of section 14 (1) (b) of the Act, as regards the issues complained about by the former tenant. The decision of the tribunal was therefore unanimous not to make a Repairing Standard Enforcement Order and to dismiss the former tenant's application.

Rights of Appeal

60. 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.

61. 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.

S O'Neill

Signed..... Date 7/11/19
Sarah O'Neill, Chairperson

Housing and Property Chamber
First-tier Tribunal for Scotland



Property Address

Flat 1/1 37 Barterholm Road
Paisley
PA2 6PA

Case Reference

FTS HPC RP 19 2496

Schedule of Photographs taken during the
inspection by tribunal members on 29th
October 2019





1. Kitchen Cooker



2. Kitchen window open



3. Seal between kitchen sink upstand and tiling and upstand and worktop



4. Seal between kitchen sink upstand and tiling and upstand and worktop



5. Area under Kitchen sink



6. Kitchen door hinge



7. Washing machine in Kitchen



8. Living room door lock



9. Living room door additional catch



10. Floor tiling in Bathroom



11. Timber trim round bath



12. Timber trim round bath



13. Timber trim round bath



14. Seal between bath and wall tiling



15. Seal between bath and wall tiling



16. Hole in Bathroom wall with Kitchen



17. Hole in Bathroom wall with Kitchen



18. Hole in Kitchen wall with Bathroom



19. Hinge to Back Bedroom door



20. Living Room right hand window



21. Electrical meter and switchgear



22. ECV on incoming main gas supply



23. Gas meter



24. Carbon Monoxide Alarm



25. Flue from gas boiler



26. Rear Garden



27. Tree to rear of property

ELECTRICAL INSTALLATION CONDITION REPORT
Issued in accordance with British Standard BS 7671 - Requirements for Electrical Installations

Certificate Reference:

1 DETAILS OF THE CLIENT

Client:
Address:

2 PURPOSE OF THE REPORT

Purpose for which this report is required:

3 DETAILS OF THE INSTALLATION

Installation Address:

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

Estimated age of electrical installation: years Evidence of alteration or additions: if yes, estimated age: years

Date of previous inspection:

Records of installation available: No Electrical Installation Certificate No or previous Periodic Inspection Report No:

4 EXTENT OF THE INSTALLATION AND LIMITATIONS OF THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

Agreed and operational limitations of the inspection and testing (include reasons and person agreed with):

The inspection has been carried out in accordance with BS 7671:2008, as amended to 2015. Cables concealed within trunking and conduits, under floors, in roof spaces and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection.

5 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 section 2), 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 section 7) and the attached schedules (see section 17), 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 section 4).

For the INSPECTION, TESTING AND ASSESSMENT of the report:
Name: Position: Signature: Date:

6 SUMMARY OF THE CONDITION OF THE INSTALLATION

See page 3 for a summary of the general condition of the installation in terms of electrical safety.

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

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

This is the EICR referred to in the foregoing decision dated 7 November 2014
S O'Neill

8 RECOMMENDATIONS

Where the overall assessment of the suitability of the Installation for continued use on page 1 is stated as 'UNSATISFACTORY', I/We recommend that any observations classified as 'Code 1 - Danger Present' or 'Code 2 - Potentially dangerous' are acted upon as a matter of urgency.

Investigation without delay is recommended for observations identified as 'FI - Further Investigation Required'. Observations classified as 'Code 3 - Improvement recommended' should be given due consideration.

General condition of the installation in terms of electrical safety:

Installation is in good condition.

9 NEXT INSPECTION

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

5 Years

(Enter interval in terms of years, months or weeks, as appropriate)

provided that any items in section 7 which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see section 7).

10 DETAILS OF THE ELECTRICAL CONTRACTOR

Trading Title:	M&F Electrical		
Address:	98 Everard drive Glasgow	Registration Number:	500874000
		Telephone Number:	07731011158
	Postcode:	G21-1XQ	

11 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements	Number and Type of Live Conductors				Nature of Supply Parameters			Supply Protective Device	
TN-S <input checked="" type="checkbox"/>	ac: <input checked="" type="checkbox"/>	1-phase (2 wire): <input checked="" type="checkbox"/>	1-phase (3 wire): <input type="checkbox"/>	dc: <input type="checkbox"/>	N/A	Nominal voltage(s): U: 230 V Uo: 230 V	BS(EN): 1361 Fuse HBC		
TN-C-S <input type="checkbox"/>	<input type="checkbox"/>	2-phase (3 wire): <input type="checkbox"/>	3-phase (3 wire): <input type="checkbox"/>	2 pole: <input type="checkbox"/>	N/A	Nominal frequency, f: 50 Hz	Type: 2		
TNC <input type="checkbox"/>	<input type="checkbox"/>	3-phase (3 wire): <input type="checkbox"/>	3-phase (4 wire): <input type="checkbox"/>	3 pole: <input type="checkbox"/>	N/A	Prospective fault current, Ipf: 0.77 kA	Rated current: 100 A		
TT <input type="checkbox"/>	<input type="checkbox"/>	Other: <input type="checkbox"/>	Other: <input type="checkbox"/>		N/A	External earth fault loop impedance, Ze: 0.21 Ω	Short-circuit capacity: 33 kA		
IT <input type="checkbox"/>	Confirmation of supply polarity: <input checked="" type="checkbox"/>					Number of supplies: 1			

12 PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE

Means of Earthing		Details of Installation Earth Electrode (where applicable)			
Distributor's facility: <input checked="" type="checkbox"/>	Type: <input type="checkbox"/>	N/A	Location: <input type="checkbox"/>	N/A	
Installation earth electrode: <input type="checkbox"/>	Resistance to Earth: <input type="checkbox"/>	N/A Ω	Method of measurement: <input type="checkbox"/>	N/A	
Maximum Demand (Load): <input type="checkbox"/>	Protective measure(s) against electric shock: <input type="checkbox"/>			ADS	
Main Switch / Switch-Fuse / Circuit-Breaker / RCD		Supply conductors material:		If RCD main switch:	
Type: <input type="checkbox"/>	Current rating: <input type="checkbox"/>	100 A	Copper	Rated residual operating current (IΔn): <input type="checkbox"/>	N/A mA
BS(EN): 60947-3 Isolator	Fuse/device rating or setting: <input type="checkbox"/>	32 A	Supply conductors csa: <input type="checkbox"/>	Rated time delay: <input type="checkbox"/>	N/A ms
Number of poles: <input type="checkbox"/>	Voltage rating: <input type="checkbox"/>	230 V	25 mm ²	Measured operating time (at IΔn): <input type="checkbox"/>	N/A ms
Earthing and Protective Bonding Conductors			Bonding of extraneous-conductive parts		
Earthing conductor			To water installation pipes: <input type="checkbox"/>	LIM	To gas installation pipes: <input type="checkbox"/>
Conductor material: <input type="checkbox"/>	Conductor csa: <input type="checkbox"/>	16 mm ²	To oil installation pipes: <input type="checkbox"/>		To lightning protection: <input type="checkbox"/>
	Connection/continuity verified: <input checked="" type="checkbox"/>		To structural steel: <input type="checkbox"/>		To other service(s): <input type="checkbox"/>
Main protective bonding conductors					
Conductor material: <input type="checkbox"/>	Conductor csa: <input type="checkbox"/>	10 mm ²			
	Connection/continuity verified: <input checked="" type="checkbox"/>				

13 INSPECTION SCHEDULE

Item	Description	Comment	Outcome
1.0	CONDITION/ADEQUACY OF DISTRIBUTOR'S/SUPPLY INTAKE EQUIPMENT		
1.1	Service cable	N/A	✓
1.2	Service head	N/A	✓
1.3	Distributor's earthing arrangements	N/A	✓
1.4	Meter tails - Distributor/Consumer	N/A	✓
1.5	Metering equipment	N/A	✓
1.6	Means of main isolation (where present)	N/A	✓
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR PARALLEL OR SWITCHED ALTERNATIVE SOURCES		
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A	N/A
2.1	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	N/A
3.0	AUTOMATIC DISCONNECTION OF SUPPLY		
3.1	Main earthing/bonding arrangements (411.3; Chap 54)		
3.1.1	Presence of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	N/A	✓
3.1.2	Presence of installation earth electrode arrangement (542.1.2.3)	N/A	N/A
3.1.3	Adequacy of earthing conductor size (542.3; 543.1.1)	N/A	✓
3.1.4	Adequacy of earthing conductor connections (542.3.2)	N/A	✓
3.1.5	Accessibility of earthing conductor connections (543.3.2)	N/A	✓
3.1.6	Adequacy of main protective bonding conductor sizes (544.1)	N/A	✓
3.1.7	Adequacy and location of main protective bonding conductor connections (543.3.2; 544.1.2)	N/A	✓
3.1.8	Accessibility of all protective bonding connections (543.3.2)	N/A	✓
3.1.9	Provision of earthing/bonding labels at all appropriate locations (514.13)	N/A	✓
3.2	FELV - requirements satisfied (411.7; 411.7.1)	N/A	✓
4.0	OTHER METHODS OF PROTECTION (where the methods of protection listed below are employed, details should be provided on separate sheets)		
4.1	Non-conducting location (418.1)	N/A	✓
4.2	Earth-free local equipotential bonding (418.2)	N/A	✓
4.3	Electrical separation (Section 413; 418.3)	N/A	✓
4.4	Double insulation (Section 412)	N/A	✓
4.5	Reinforced insulation (Section 412)	N/A	✓
5.0	DISTRIBUTION EQUIPMENT		
5.1	Adequacy of working space/accessibility to equipment (132.12; 513.1)	N/A	✓
5.2	Security of fixing (134.1.1)	N/A	✓
5.3	Condition of insulation of live parts (416.1)	N/A	✓
5.4	Adequacy/security of barriers (416.2)	N/A	✓
5.5	Condition of enclosure(s) in terms of IP rating etc (416.2)	N/A	✓
5.6	Condition of enclosure(s) in terms of fire rating etc (421.1.6; 421.1.201; 526.5)	N/A	✓
5.7	Enclosure not damaged/deteriorated so as to impair safety (621.2(iii))	N/A	✓
5.8	Presence and effectiveness of obstacles (417.2)	N/A	✓
5.9	Presence of main switch(es), linked where required (537.1.2; 537.1.4)	N/A	✓
OUTCOMES			
Acceptable condition	TICK	Unacceptable condition	C1 or C2
		Improvement recommended	C3
		Further investigation	FI
		Not verified	N/V
		Limitation	LIM
		Not applicable	N/A

14 INSPECTION SCHEDULE

Item	Description	Comment	Outcome
5.10	Operation of main switch(es) (functional check) (612.13.2)	N/A	✓
5.11	Manual operation of circuit-breakers and RCDs to prove disconnection (612.13..2)	N/A	✓
5.12	Confirmation that integral test button/switch causes RCD(s) to trip when operated (functional check) (612.13.1)	N/A	✓
5.13	RCD(s) provided for fault protection – includes RCBOs (411.4.9; 411.5.2; 531.2)	N/A	✓
5.14	RCD(s) provided for additional protection, where required - includes RCBOs (411.3.3; 415.1)	N/A	✓
5.15	Presence of RCD quarterly test notice at or near equipment, where required (514.12.2)	N/A	✓
5.16	Presence of diagrams, charts or schedules at or near equipment, where required (514.9.1)	N/A	✓
5.17	Presence of non-standard (mixed) cable colour warning notice at or near equipment, where required (514.14)	N/A	✓
5.18	Presence of alternative supply warning notice at or near equipment, where required (514.15)	N/A	✓
5.19	Presence of next inspection recommendation label (514.12.1)	N/A	✓
5.20	Presence of other required labelling (please specify) (Section 514)	N/A	✓
5.21	Examination of protective device(s) and base(s); correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4, .5, .6; Sections 432, 433)	N/A	✓
5.22	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)	N/A	✓
5.23	Protection against mechanical damage where cables enter equipment (522.8.1; 522.8.11)	N/A	✓
5.24	Protection against electromagnetic effects where cables enter ferromagnetic enclosures (521.5.1)	N/A	N/A
6.0 DISTRIBUTION CIRCUITS / FINAL CIRCUITS			
6.1	Identification of conductors (514.3.1)	N/A	✓
6.2	Cables correctly supported throughout their run (522.8.5)	N/A	✓
6.3	Condition of insulation of live parts (416.1)	N/A	✓
6.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A	✓
6.5	Suitability of containment systems for continued use (including flexible conduit) (Section 522)	N/A	✓
6.6	Cables correctly terminated in enclosures (Section 526)	N/A	✓
6.7	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	N/A	✓
6.8	Examination of cables for signs of unacceptable thermal or mechanical damage/deterioration (421.1; 522.6)		
6.9	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	N/A	✓
6.10	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	✓
6.11	Presence and adequacy of circuit protective conductors (411.3.1.1; 543.1)	N/A	✓
6.12	Coordination between conductors and overload protective devices (433.1; 533.2.1)	N/A	✓
6.13	Cable installation methods/practices with regard to the type and nature of installation and external influences (Section 522)	N/A	✓
6.14	Where exposed to direct sunlight, cable of a suitable type (522.11.1)	N/A	✓

OUTCOMES

Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further Investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
----------------------	-------------	------------------------	-----------------	-------------------------	-----------	-----------------------	-----------	--------------	------------	------------	------------	----------------	------------

15 INSPECTION SCHEDULE

Item	Description	Comment	Outcome
6.15	Cables concealed under floors, above ceilings, in walls/partitions less than 50 mm from a surface, and in partitions containing metal parts:		
6.15.1	Installed in prescribed zones (see Section D. Extent and limitations) (522.6.202) or	N/A	✓
6.15.2	Incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Section D. Extent and limitations) (522.6.204;)	N/A	✓
6.16	Provision of additional protection by 30 mA RCD		
6.16.1	For circuits used to supply mobile equipment not exceeding 32 A rating for use outdoors (411.3.3)	N/A	N/A
6.16.2	For all socket-outlets of rating 20 A or less unless exempt (411.3.3)	N/A	✓
6.16.3	For cables concealed in walls at a depth of less than 50 mm (522.6.202, .203)	N/A	✓
6.16.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A	✓
6.17	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	✓
6.18	Band II cables segregated/separated from Band I cables (528.1)	N/A	✓
6.19	Cables segregated/separated from non-electrical services (528.3)	N/A	✓
6.20	Termination of cables at enclosures – identify/record numbers and locations of items inspected (Section 526)		
6.20.1	Connections under no undue strain (526.6)	N/A	✓
6.20.2	No basic insulation of a conductor visible outside enclosure (526.8)	N/A	✓
6.20.3	Connections of live conductors adequately enclosed (526.5)	N/A	✓
6.20.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	N/A	✓
6.21	Condition of accessories including socket-outlets, switches and joint boxes (621.2 (iii))		✓
6.22	Suitability of circuit accessories for external influences (512.2)	N/A	N/A
6.23	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.2)		
6.24	Adequacy of connections, including cpc's, within accessories and to fixed and stationary equipment – identify/record numbers and locations of items inspected (Section 526)		
6.25	Presence, operation and correct location of appropriate devices for isolation and switching (537.2)		
6.26	General condition of wiring systems (621.2(ii))	N/A	✓
6.27	Temperature rating of cable insulation (522.1.1; Table 52.1)	N/A	✓
7.0 ISOLATION AND SWITCHING			
7.1	Isolators (537.2)		
7.1.1	Presence and condition of appropriate devices (537.2.2)	N/A	✓
7.1.2	Acceptable location – state if local or remote from equipment in question (537.2.1.5)	N/A	✓
7.1.3	Capable of being secured in the OFF position (537.2.1.2)	N/A	✓
7.1.4	Correct operation verified (612.13.2)	N/A	✓
7.1.5	Clearly identified by position and/or durable marking (537.2.2.6)	N/A	✓
7.1.6	Warning label posted in situations where live parts cannot be isolated by the operation of a single device (514.11.1; 537.2.1.3)	N/A	✓
7.2	Switching off for mechanical maintenance (537.3)		
7.2.1	Presence and condition of appropriate devices (537.3.1.1)	N/A	✓
7.2.2	Acceptable location – state if local or remote from equipment in question (537.3.2.4)	N/A	✓
OUTCOMES			
Acceptable condition	TICK	Unacceptable condition	C1 or C2
Improvement recommended	C3	Further investigation	FI
Not verified	N/V	Limitation	LIM
Not applicable	N/A		

16 INSPECTION SCHEDULE

Item	Description	Comment	Outcome
7.2.3	Capable of being secured in the OFF position (537.3.2.3)	N/A	✓
7.2.4	Correct operation verified (612.13.2)	N/A	✓
7.2.5	Clearly identified by position and/or durable marking (537.3.2.4)	N/A	✓
7.3	Emergency switching/stopping (537.4)		
7.3.1	Presence and condition of appropriate devices (537.4.1.1)	N/A	✓
7.3.2	Readily accessible for operation where danger might occur (537.4.2.5)	N/A	✓
7.3.3	Correct operation verified (537.4.2.6)	N/A	✓
7.3.4	Clearly identified by position and/or durable marking (537.4.2.7)	N/A	✓
7.4	Functional switching (537.5)		
7.4.1	Presence and condition of appropriate devices (537.5.1.1)	N/A	✓
7.4.2	Correct operation verified (537.5.1.3; 537.5.2.2)	N/A	✓
8.0	CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)		
8.1	Condition of equipment in terms of IP rating etc (416.2)	N/A	✓
8.2	Equipment does not constitute a fire hazard (Section 421)	N/A	✓
8.3	Enclosure not damaged/deteriorated so as to impair safety (621.2(III))	N/A	✓
8.4	Suitability for the environment and external influences (512.2)	N/A	✓
8.5	Security of fixing (134.1.1)	N/A	✓
8.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire (indicate extent of sampling in Section 4 of report)	N/A	✓
8.7	Recessed luminaires (e.g. downlighters)		
8.7.1	Correct type of lamps fitted	N/A	✓
8.7.2	Installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar (421.1.2)	N/A	✓
8.7.3	No signs of overheating to surrounding building fabric (559.4.1)	N/A	✓
8.7.4	No signs of overheating to conductors/terminations (526.1)	N/A	✓
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 (701.411.3.3)	N/A	✓
9.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A	N/A
9.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A	N/A
9.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2008 (701.415.2)	N/A	N/A
9.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3 m from zone 1 (701.512.3)	N/A	✓
9.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A	✓
9.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	N/A	✓
9.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A	✓
10.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS		
	List all other special installation or locations present, if any. (Record separately the results of particular inspections)		
10.1	N/A	N/A	
10.2	N/A	N/A	

OUTCOMES

Acceptable condition	TICK	Unacceptable condition	C1 or C2	Improvement recommended	C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
----------------------	------	------------------------	----------	-------------------------	----	-----------------------	----	--------------	-----	------------	-----	----------------	-----

17 SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Distribution board designation:		N/A				Location:				Hall cupboard				Type of Wiring O-Other:											
Circuit number and phase	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: <small>as</small>			Overcurrent protective devices					Circuit impedances (Ohms)					Insulation resistance		RCD					
					mm ²		Max. disconnection time permitted by BS7671 <small>s</small>	BS(EN)	Type No	Rating	Capacity	Opening current, I _{on}	Maximum I _n permitted by BS7671	Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Live - Live	Live - Earth	Polarity	Maximum measured earth fault loop impedance	Disconnection time at 50V	Disconnection time at 230V	Test button operation
					Live	cpc								r ₁ (Line)	r _n (Neutral)	r ₂ (cpc)	R ₁ +R ₂	R ₂							
1	Lights	A	100	3	1.5	1.0	0.4	60898	B	6	10	N/A	7.28	N/A	N/A	N/A	N/A	N/A	N/A	> 200	✓	1.03	N/A	N/A	N/A
2	Lights	A	100	43	1.5	1.0	0.4	60898	B	6	10	N/A	7.28	N/A	N/A	N/A	N/A	N/A	N/A	> 200	✓	1.17	N/A	N/A	N/A
3	Sockets	A	100	7	2.5	1.5	0.4	60898	B	32	10	N/A	1.37	N/A	N/A	N/A	N/A	N/A	N/A	> 200	✓	0.65	N/A	N/A	N/A
4	Sockets	A	100	8	2.5	1.5	0.4	60898	B	32	10	N/A	1.37	N/A	N/A	N/A	N/A	N/A	N/A	> 200	✓	0.59	N/A	N/A	N/A
5	cooker	A	100	2	6	2.5	0.4	60898	B	32	10	N/A	1.37	N/A	N/A	N/A	N/A	N/A	N/A	> 200	✓	0.38	N/A	N/A	N/A
6	shower	A	100	1	6	2.5	0.4	60898	B	40	10	N/A	1.09	N/A	N/A	N/A	N/A	N/A	N/A	> 200	✓	0.39	N/A	N/A	N/A
7	heating	A	100	1	1.5	1.0	0.4	60898	B	6	10	N/A	7.28	N/A	N/A	N/A	N/A	N/A	N/A	> 200	✓	0.28	N/A	N/A	N/A

18 BOARD CHARACTERISTICS

APPLIES WHEN THE BOARD IS NOT CONNECTED TO THE ORIGIN OF THE INSTALLATION

Supply to this distribution board is from:	N/A	No of phases:	N/A	Confirmation of supply polarity:	N/A
Overcurrent protective device for the distribution circuit:	BS(EN): N/A	Rating:	N/A A	Nominal Voltage:	N/A V
RCD	BS(EN): N/A	No of poles:	N/A	Rating:	N/A mA
				Zs:	N/A Ω
				Disconnection time at In:	N/A ms
				Disconnection time at 5In:	N/A ms

19 DETAILS OF TEST INSTRUMENTS

Details of Test Instruments used (state serial and/or asset numbers):

Multi-functional:	Metrel 0945901	Insulation resistance:		Continuity:	
Earth electrode resistance:		Earth fault loop impedance:		RCD:	

20 TESTED BY

Name:	Ian Medlock	Position:	Electrical Engineer	Signature:	I Medlock	Date:	27/09/2017
-------	-------------	-----------	---------------------	------------	-----------	-------	------------

ELECTRICAL INSTALLATION CONDITION REPORT GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

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

The purpose of this Condition Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in satisfactory condition for continued service (see Section 7). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.

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

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

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

Section 4 (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in section 4 - Extent and Limitations on page 1.

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

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

Where it has been stated that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code of C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 8 - Recommendations).

For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated on page 3 under section 10 'Next Inspection', and on a label at or near to the consumer unit / distribution board.