

Housing and Property Chamber

First-tier Tribunal for Scotland



First-tier Tribunal for Scotland Housing and Property Chamber
statutory successor to the Private Rented Housing Committee in terms of the
Tribunals (Scotland) Act 2014 and the **First tier-Tribunal for Scotland (Transfer**
of Functions of the Private Rented Housing Committees) Regulations 2016

Certificate of Completion of Work under Section 60 of the Housing **(Scotland) Act 2006 as amended (“the Act”)**

Chamber Ref: Chamber Reference number: PRHP/RP/13/0089

Re: Property being the subjects known as forming 106 Dundee Drive
Cardonald, Glasgow G52 3HN contained in Land Certificate GLA153545
(hereinafter referred to as “the house”)

The Parties:-

- **Mr William Crawford, residing at the house (“ the Tenant”)**
- **Par Residential Investments III LP, 3A Dublin Meuse, Edinburgh EH3 6NW**
(“the Landlord”)

Tribunal Members: Mrs Aileen Devanny (legal member and chairperson); Ms
Carol Jones (ordinary member (surveyor))

The First-tier Tribunal for Scotland (Housing and Property Chamber) (‘the Tribunal’) hereby certifies that the work required by the **Repairing Standard Enforcement Order (“RSEO”)** relative to the house dated 14 February 2014 has been completed. Accordingly, the said RSEO relative to the house has been revoked.

A landlord, tenant or third party applicant 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.

In terms of Section 63 of the Act, 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 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 type written on this and the preceding page are executed by Mrs Aileen Devanny, legal member of the Tribunal, at Glasgow on the Twenty sixth day of November, Two thousand and eighteen in the presence of the undernoted witness:-

A Devanny

J McAnulty

Witness

Legal member

JULIE MCANULTY name in full

20 YORK ST address

GLASGOW

G2 8QT

Housing and Property Chamber First-tier Tribunal for Scotland



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

statutory successor to the Private Rented Housing Committee in terms of the Tribunals (Scotland) Act 2014 and the First tier-Tribunal for Scotland (Transfer of Functions of the Private Rented Housing Committees) Regulations 2016

STATEMENT OF DECISION UNDER SECTION 26(1) OF THE HOUSING (SCOTLAND) ACT 2006

In connection with

Chamber Ref: Chamber Reference number: **PRHP/RP/13/0089**

Re: Property being the subjects known as forming 106 Dundee Drive Cardonald, Glasgow G52 3HN contained in Land Certificate GLA153545 (hereinafter referred to as "the house")

The Parties:-

- **Mr William Crawford, residing at the house (" the Tenant")**
- **Par Residential Investments III LP, 3A Dublin Meuse, Edinburgh EH3 6NW ("the Landlord")**

Tribunal Members: Mrs Aileen Devanny (legal member and chairperson); Ms Carol Jones (ordinary member (surveyor))

DECISION

The First-tier Tribunal for Scotland sitting in the Housing and Property Chamber ("the Tribunal"), having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order dated 14 February 2014 (hereinafter referred to as "the RSEO") in relation to the house concerned, and taking account of the findings at the re-inspection of the property on 22 August 2018 and electrical certification, and gas safety certificate, the Tribunal considers that the Landlord has satisfactorily completed the works detailed in the RSEO and have decided to issue a certificate of completion of works in terms of Section 60 of the Act.

Background

1. Reference is made to the Statement of Decision of the Tribunal dated 14 February 2014 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act and the RSEO made by the Tribunal which required the Landlord to carry out works as specified therein, the said works to be carried out and completed within a given timescale.

2. Ms. Jones, Ordinary Member (surveyor), inspected the house on 22 August 2018 and the findings are contained in the re-inspection report, a copy of which is attached and referred to for its terms. The Tribunal also considered the contents of the electrical certification and gas safety report subsequently produced by the Landlord. These reports relating to the house are in satisfactory terms. The parties did not challenge the findings of the re-inspection report.

3. The Tribunal considers that all works required in the RSEO have been completed. The Tribunal considers that a certificate of completion should be issued in terms of Section 60 of the Act. The members of the Tribunal were unanimous in their decision. A copy of the re-inspection report referred to is attached, along with a copy of the reports considered.

APPEAL PROVISIONS

A Landlord 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.

A Devanny

Legal Member,
26 November 2018



Re-inspection report



Date of inspection: Wednesday 22 August 2018

Reference Number : PRPH/RP/13/0089

Property: 106 Dundee Drive, Cardonald G52 3HN

Surveyor: Carol L Jones MA MRICS

Previous Inspections: The subject property was inspected by a full committee of the Private Rented Housing Panel on 13 January 2014 and as a result a Repairing Standard Enforcement Order (RSEO) dated 14 February 2014 was served. A re-inspection was carried out on 16 July 2014 and the surveyor member confirmed no works in the RSEO had been carried out by the landlord at that time.

Access: The tenant, Mr William Crawford provided access.

Weather: Dry, sunny spells.

In attendance: The tenant, Mr William Crawford and the Landlord's representatives Fiona Herbin and Gemma McFarlane from Cairn Letting Agency attended the inspection.

Repairing Standard Enforcement Order (RSEO)

The following works are required by the RSEO dated 14 February 2014

The Private Rented Housing Committee now requires the Landlord to carry out such work to the Property as is necessary so that it meets the Repairing Standard in respect of section 13(1)(a), 13(1)(b), 13(1)(c) and 13(1)(f) of the Act.

In particular, the Private Rented Housing Committee require the Landlord to do the following.

1. Carry out such repairs to the roughcast and repairs and/or replacement of all the windows in the Property as are necessary to (a) render the Property wind and water tight and in all other respects reasonably fit for human habitation and (b) put the structure and exterior of the Property in a reasonable state of repair and in proper working order.
2. Carry out such repairs and draught proofing to the warped frame of the front door as are necessary to (a) render the Property wind and water tight and in all other respects reasonably fit for human habitation.
3. Have the boiler serviced and such other repairs carried out as may be required to render it in a reasonable state of repair and in proper working order so that an adequate supply of heating is delivered to the Property let to the Tenant and obtain an appropriate gas safety certificate, prepared by a suitably qualified engineer.
4. Install a hard wired smoke detector in the Property so as to ensure that the Property has provision for detecting fires and for giving warning in the event of fire or suspected fire and provide written evidence from a suitably qualified electrician that the smoke detection equipment has been tested and found to be satisfactory for the Property.
5. Any damage caused by the carrying out of any of the works in terms of this Order is made good.

The Private Rented Housing Committee orders that the work specified in this Order should be carried out not later than three months from the date of service of this notice on the Landlord.

Works in the RSEO undertaken or partly undertaken - see attached photographs:

1. The landlord has replaced all the windows in the property with new UPVC double glazed units. The landlord has patched/filled the areas of roughcast which had been most severely damaged previously. This patching is of poor appearance and some cracking around the windows and doors particularly at the lintels is still evident but it is a significant improvement. The landlord's representatives have provided a brief report by Senako dated 10 January 2018, this report highlights various areas of substantial cracking to external render and suggests monitoring of the cracks over a period of 6 months to confirm whether movement is progressive.

2. The landlord has replaced the front door with a brand new UPVC door and repaired the previously damaged surrounding internal plasterwork. It was noted at this inspection that the external timber facing is showing signs of rot but the new door itself is of good quality and there are no draughts evident.
3. Both the tenant and Landlord's Representatives confirmed the boiler was serviced on 21 August 2018 by Quinnergy. A new CO alarm was also fitted at that time in accordance with the relevant guidance. The landlord had previously provided a Gas Safety Record dated 12 January 2018, this record observed under the "defects identified" section that there was "poor heat". The landlord's representatives said a different engineer carried out the recent service and was satisfied the boiler was in good working order and he did not observe any defects. The landlord's representatives have not provided any written evidence of the service or an updated Gas Safety Record although they said this would be made available. The tenant turned on the boiler at this inspection and all radiators heated up sufficiently but it was observed that the radiator in the living room is small for the size of the room and the tenant said he found the rooms did not heat up very well.
4. The landlord has installed ceiling mounted smoke alarms in the living room and hall and a ceiling mounted heat alarm in the kitchen. These are all hardwired and interconnected. A test was carried out at this inspection and all alarms appear to be in proper working order but no written evidence of testing from a suitably qualified electrician has been provided by the landlord.

All photographs were taken at the re-inspection on 22 August 2018 (see schedule below).

Comments: This report will be submitted to the First-tier Tribunal for Scotland (Housing and Property Chamber) for their decision.

**Carol L Jones MA MRICS
Ordinary Member (Surveyor)
First-tier Tribunal for Scotland (Housing and Property Chamber)**

24 August 2018

Schedule of photographs taken during the re- inspection of 106 Dundee Drive, Cardonald G52 3HN by the ordinary member (surveyor) of the First-tier Tribunal for Scotland (Housing and Property Chamber) on the 22 August 2018.

Reference Numbers : PRHP/RP/13/0089



Bathroom - new UPVC double glazed window



Kitchen - new UPVC double glazed window



Dining Room - new UPVC double glazed window



Box Room - new UPVC double glazed window



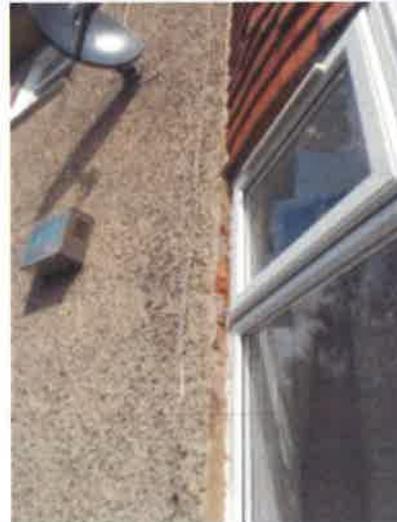
Living Room - new UPVC double glazed window



Bedroom - new UPVC double glazed window



Front Elevation



Front Elevation - slight damage to roughcast left side of oriel window



Front Elevation - slight damage to roughcast right side of oriel window



Hip End



Hip End - Roughcast patched at Kitchen window



Rear Elevation



Rear Elevation - Roughcast patched - side of box room window



Rear Elevation - example of historic cracking at lintels



New UPVC front door - external



New UPVC front door - internal



Rot to external timber door facing - left side of new front door



Hall - new wall mounted CO alarm



Living Room - ceiling mounted smoke alarm



Hall - ceiling mounted smoke alarm



Kitchen - ceiling mounted heat alarm



LANDLORD/HOMEOWNER GAS SAFETY RECORD

Quinergy Ltd

Cert. No:

187

Company/Engineer
 Company Name Quinergy Ltd
 Gas Safe Register No 597652
 Registered Engineer's Name Alan Connachan
 Gas Safe Register License No 4121176

Address 32
Borthwick Drive
East Kilbride
South Lanarkshire
 Postcode G75 8YW
 Contact No 07872428243
 Email Address Admin@quinergy.co.uk

Job Address
 Address 106 Dundee Drive
Glasgow

Postcode G523HN

Name _____
 Contact No _____
 Email Address _____

Customer/Landlord (or agent where appropriate)
 Name c/o
 Company Cairn Letting
 Address 34 Gibson Street
Glasgow

Postcode G12 8NX
 Contact No 01412707878
 Email Address maintenance@cairnletting.co.uk

Number of Appliances tested 2

Appliance Details						
Location of	Type	Manufacturer	Model	Owned by Landlord/Homeowner	Inspected	Type of flue
1 Hall Cupboard	BCR	Ferrol	Moderia	Yes	Yes	R/S
2 Kitchen	Hob	Comona	Silver	Yes	Yes	F/Less
3						
4						

Inspection Details									
Operating pressure in mbar and/or heat input kW/h BTU/h	Operation of safety device(s)	Ventilation satisfactory	Visual condition of flue and termination	Flue operation checks	Combustion analyser reading (if applicable)	Appliance serviced	CO Alarm fitted	CO Alarm tested (if fitted)	SAFE TO USE
1 20KW	Yes	Yes	Yes	Yes	0.0007	N/A	Yes	Yes	Yes
2 20	Yes	Yes	-	-	-	N/A	N/A	N/A	Yes
3									
4									

Defect(s) Identified	CUJOP classification	Warning/Advisory Record (check for no signal fault)
1 Poor heat		
2		
3		
4		
Remedial Action Taken (only to be used if defects follow)		
1		
2		
3		
4		
Details of Work Carried out		

*Refer to separate Warning/Advisory Record

Digitally signed by Paul Ward
Date: 2019.01.16 22:31:32Z

Signature - Issued by:

Signature - Received by:

Date: 12 Jan, 2018

Outcome of gas installation pipework visual inspection? Pass
 Outcome of gas supply pipework visual inspection? Pass
 Is the Emergency Control Valve access satisfactory? Pass
 Outcome of gas tightness test? Pass
 Is the Protective Equipotential bonding satisfactory? Pass

ATTENTION

Next safety check due by:

12/01/2019



This safety certificate is an important and valuable document which should be retained for future reference

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

DCP6C/ 04598386

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with British Standard 7671 - Requirements for Electrical Installations by a Registered Domestic Installer registered with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZK

IRN/ N/A Installer's Reference Number

DETAILS OF THE CLIENT

Client and address
Cairn Letting
34 Gibson Street, Glasgow

ADDRESS OF THE INSTALLATION

Installation address
106 Dundee Drive, Glasgow

Postcode G12

Postcode G52 3HN

DETAILS OF THE INSTALLATION

Extent of the installation work covered by this certificate
Fitted new 3x3 rod split board, fitted ip light in bathroom and replaced double socket in lounge.

The installation is

New	✓
An addition	✓
An alteration	-

DESIGN, CONSTRUCTION, INSPECTION AND TESTING

I, being the person(s) responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my signature adjacent), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing, hereby CERTIFY that the said work for which I have been responsible is, to the best of my knowledge and belief, in accordance with BS 7671, 17th Edition, amended to 2015 (date) except for the departures, if any, detailed as follows:

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

None

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

For the DESIGN, the CONSTRUCTION and the INSPECTION AND TESTING of the installation

Signature  Name (CAPITALS) ROBERT MORRIS Date 12/11/2018

The results of the inspection and testing reviewed by the Qualified Supervisor

Signature  Name (CAPITALS) PAUL LANG Date 12/11/2018

PARTICULARS OF THE REGISTERED DOMESTIC INSTALLER

Trading title
Gasman Energy Advisory Service

Address
Unit 2, 59 Montrose Avenue
Hillington Park
Glasgow

Telephone No 0141 840 4706

Postcode G52 4LA

NICEIC Registration No 6 0 0 3 7 5 0 0 0
(Essential Information)

NEXT INSPECTION

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

COMMENTS ON EXISTING INSTALLATION

None

Notes: Enter 'NONE' as where appropriate, the purpose of this additional period of certificate is for the existing installation

In the case of an alteration or additions see Section 633 of BS 7671

SCHEDULE OF ADDITIONAL RECORDS*

See attached schedule

* Where the electrical work to which this certificate relates includes the installation of a fire detection/alarm system (or a part of such a system), this electrical safety certificate should be accompanied by the particular certificate for the system.

This certificate is based on the model forms shown in Appendix 6 of BS 7671.

Published by Certsure LLP. Certsure LLP operates the ELECISA & NICEIC brands © Copyright Certsure LLP (January 2015)

NOTES FOR RECIPIENT

THIS SAFETY CERTIFICATE IS AN IMPORTANT AND VALUABLE DOCUMENT WHICH SHOULD BE RETAINED FOR FUTURE REFERENCE

IF YOU WERE THE PERSON ORDERING THE WORK, BUT NOT THE OWNER OR USER OF THE INSTALLATION, YOU SHOULD PASS THIS CERTIFICATE, OR A FULL COPY OF IT INCLUDING THESE NOTES, IMMEDIATELY TO THE OWNER OR USER OF THE INSTALLATION.

This safety certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed, inspected, tested and verified in accordance with the national standard for the safety of electrical installations, British Standard 7671 (as amended) - *Requirements for Electrical Installations* (the IET Wiring Regulations).

Where, as will often be the case, the installation incorporates a residual current device (RCD), there should be a notice at or near the consumer unit stating that the device should be tested at quarterly intervals. For safety reasons, it is important that you carry out the test regularly.

Also for safety reasons, the complete electrical installation will need to be inspected and tested at appropriate intervals by a skilled person or persons competent in such work. NICEIC* recommends that you engage the services of a Registered Domestic Installer for this purpose. The maximum interval recommended before the next inspection is stated on Page 1 under *Next Inspection*. There should also be a notice at or near the consumer unit indicating when the inspection of the installation is next due.

Only an NICEIC Registered Domestic Installer responsible for the construction of the electrical installation is authorised to issue this NICEIC certificate.

The Domestic Electrical Installation Certificate consists of at least four pages. The certificate is invalid if pages (containing schedules) are missing. The certificate has a printed seven-digit serial number which is traceable to the Registered Domestic Installer to which it was supplied.

This certificate is intended to be issued for either the initial certification of a new electrical installation, or for new work associated with an alteration or addition to an existing electrical installation, in a single dwelling (house or individual flat). For new electrical installation work in other than a single dwelling, a full Electrical Installation Certificate should have been issued.

This certificate should not have been issued for reporting on the condition of an existing electrical installation. An Electrical Installation Condition Report or, where appropriate, a Domestic Electrical Installation Condition Report should be issued for such an inspection.

You should have received the certificate marked 'Original' and the Registered Domestic Installer should have retained the certificate marked 'Duplicate'.

The 'Original' certificate should be kept in a safe place and shown to any person inspecting or undertaking work on the electrical installation in the future. If you later vacate the property, this certificate will demonstrate to the new owner or user that the electrical installation work complied with the requirements of the national electrical safety standard at the time the certificate was issued.

Page 1 of this certificate provides details of the electrical installation, together with the names and signatures of the persons certifying the installation work and reviewing the results of inspection and testing on behalf of the Registered Domestic Installer responsible for the work, details of which are also given on that page.

Certification provides an assurance that the electrical installation work has been fully inspected and tested, and that the work has been carried out in accordance with the requirements of BS 7671 (except for any departures recorded in the appropriate part of the certificate).

All unshaded boxes should have been completed either by insertion of the relevant details or by entering 'N/A', meaning 'Not Applicable', where appropriate.

Where the electrical work to which this certificate relates includes the provision of a mains powered fire detection and alarm system (such as one or more smoke alarms), this electrical safety certificate must be accompanied by a separate certificate for that system in accordance with British Standard BS 5839-6: 2013: *Fire detection and fire alarm systems for buildings - Part 6: Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises*.

Should the person ordering the work (e.g. the client, as identified on Page 1 of this certificate) have reason to believe that any element of the electrical work for which the Registered Domestic Installer has accepted responsibility (as indicated by the signatures on this certificate) does not comply with the requirements of the national electrical safety standard (BS 7671), the person should in the first instance raise the specific concerns in writing with the Registered Domestic Installer. If the concerns remain unresolved, the client may make a formal complaint to NICEIC, for which purpose a standard complaint form is available on request.

The complaints procedure offered by NICEIC is subject to certain terms and conditions, full details of which are available upon application and from the website. NICEIC does not investigate complaints relating to the operational performance of electrical installations (such as lighting levels), or to contractual or commercial issues (such as time or cost).

* NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, the Electrical Safety First. NICEIC maintains and publishes registers of electrical contractors that it has assessed against particular scheme requirements (including the technical standard of electrical work).

For further information about electrical safety and how NICEIC can help you,
visit www.niceic.com



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

DCP6C/

04598386

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

SUPPLY CHARACTERISTICS

System type(s)		Number and type of live conductors		Nature of supply parameters		Characteristics of primary supply overcurrent protective device(s)	
TN-S	N/A	1-phase (2-wire)	✓	Nominal voltage(s)	N/A	Nominal frequency, $f_n^{(ii)}$	50 Hz
TN-C-S	✓	3-phase (3-wire)	N/A	$U_0^{(ii)}$	230 V	External earth fault loop impedance, $Z_0^{(ii)}$	0.18 Ω
TT	N/A	Other	N/A	Prospective fault current, $I_{pf}^{(iii)}$	1.30 kA	3-phase Prospective fault current, $I_{pf}^{(iii)}$	N/A
		Phase state		Single-phase Prospective fault current, $I_{pf}^{(iii)}$		kA	
				Number of sources		1	
				Nominal voltage(s)		N/A	
				Prospective fault current, $I_{pf}^{(iii)}$		kA	
				Maximum demand (Load)		kVA/Amps	
				Number of smoke alarms		3	
				Material		Structural steel	
				Other		N/A	
				Water installation pipes		✓	
				Oil installation pipes		N/A	
				Gas installation pipes		✓	

PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing		Type (eg rods, tape etc)		Location		Method of measurement	
Distributor's facility	✓	N/A	N/A	N/A	N/A	N/A	N/A
Installation earth electrode	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Earthing conductor		Continuity/connection verified		Location (where not obvious)		N/A	
Conductor material	copper	Continuity/connection verified		Location (where not obvious)		N/A	
Conductor csa	10 mm ²	Continuity/connection verified		Location (where not obvious)		N/A	
Main protective bonding conductors and bonding of extraneous-conductive-parts (✓)		Conductor csa		10 mm ²		N/A	
ADS		Conductor material		copper		N/A	
Measured Z_0		N/A		Ω		N/A	
Protective measure(s) for fault protection		N/A		N/A		N/A	
Type		BS EN 60847-3 Isolator		Voltage rating		230 V	
No of poles		2		Rated current, I_n		100 A	
Supply conductors material		copper		RCD operating current, $I_{\Delta n}$		30 mA	
Supply conductors csa		25 mm ²		RCD operating time (at $I_{\Delta n}$)		29.9 ms	
Rated time delay*		300 ms		RCD operating time (at $I_{\Delta n}$)		29.9 ms	

SCHEDULE OF ITEMS INSPECTED

1.0 CONDITION/ADEQUACY OF DISTRIBUTOR'S/SUPPLY INTAKE EQUIPMENT (the Distributor should be notified of any unsatisfactory equipment)	3.2 Accessibility of:	a) Earthing conductor connections	✓
1.1 Service cable	b) All protective bonding connections		✓
1.2 Service head			
1.3 Distributor's earthing arrangement			
1.4 Meter tails - Distributor/Consumer			
1.5 Metering equipment			
1.6 Means of main isolation (where present)			
2.0 PARALLEL OR SWITCHED ALTERNATIVE SOURCES OF SUPPLY			
2.1 Adequate arrangements where a generating set operates as a switched alternative to the public supply			
2.2 Adequate arrangements where a generating set operates in parallel with the public supply			
2.3 Presence of alternative/additional supply warning notices			
3.0 AUTOMATIC DISCONNECTION OF SUPPLY			
3.1 Presence and adequacy of protective earthing/bonding arrangements as follows:			
a) Distributor's earthing arrangement or installation earth electrode arrangement			
b) Earthing conductor and connections			
c) Main protective bonding conductors and connections			
d) Earthing/bonding labels at all appropriate locations			
4.0 BASIC PROTECTION			
4.1 Presence and adequacy of measures to provide basic protection (prevention of contact with live parts) within the installation:			
a) Insulation of live parts e.g. conductors completely covered with durable insulating materials			N/A
b) Barriers or enclosures e.g. correct IP rating			N/A
5.0 ADDITIONAL PROTECTION			
5.1 Presence and effectiveness of additional protection methods			
a) RCD(s) not exceeding 30 mA operating current			✓
b) Supplementary bonding			✓
6.0 OTHER METHODS OF PROTECTION			
6.1 Basic and fault protection			
a) SELV			N/A
b) PELV			N/A
c) Double insulation/Reinforced insulation			✓
d) Electrical separation for one item of equipment			N/A

* applicable only where an RCD is used as a main circuit-breaker

1 All boxes must be completed. ✓ indicates that an inspection was carried out and that the result was satisfactory. N/A indicates that an inspection was not applicable to the particular installation.

2 Where a smoke alarm has been installed, separate certification is required on the appropriate form.

This certificate is based on the model forms shown in Appendix 6 of BS 7671. Published by Certsure LLP. Certsure LLP operates the ELECSA & NICEIC brands. © Copyright Certsure LLP (January 2015)

Original (To the person ordering the work)



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

DCP6C/ 04598386

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

SCHEDULE OF ITEMS INSPECTED

*See entry below

7.0	CONSUMER UNIT(S)	✓
7.1	Adequacy of working space/accessibility	✓
7.2	Security of fixing	✓
7.3	Adequacy / security of barriers	✓
7.4	Insulation of live parts not damaged during erection	✓
7.5	Enclosures not damaged during installation	✓
7.6	Suitability of enclosures for IP and fire ratings	✓
7.7	Presence and operation of main switch(es), linked, where appropriate	✓
7.8	Operation of circuit-breakers and RCDs to prove functionality	✓
7.9	Correct identification of circuit protective devices	✓
7.10	RCD(s) provided for fault protection, where specified	✓
7.11	RCD(s) provided for additional protection, where specified	✓
7.12	Confirmation overvoltage protection (SPBs) provided and functional where specified	✓
7.13	Presence of RCD quarterly test notice at or near the origin	✓
7.14	Presence of diagrams, charts or schedules at or near each Consumer unit(s)	✓
7.15	Presence of non-standard (mixed) cable colour warning notice at or near the appropriate distribution board, where required	✓
7.16	Presence of next inspection recommendation label	✓
7.17	Presence of other required labelling	✓
7.18	Selection of protective device(s) and base(s); correct type and rating	N/A
7.19	Single-pole protective devices in line conductor only	✓
7.20	Protection against mechanical damage where cables enter equipment	✓
7.21	Protection against electromagnetic effects where cables enter ferromagnetic enclosures	✓
7.22	Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓
8.0	CIRCUITS	✓
8.1	Identification of conductors	✓
8.2	Cables adequately supported throughout their length	N/A
8.3	Examination of cables for signs of mechanical damage during installation	✓
8.4	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	N/A
8.5	Adequacy of protective devices: type and rated current for fault protection	✓
8.6	Presence and adequacy of circuit protective conductors	✓
8.7	Coordination between conductors and overload protective devices	✓
8.8	Non-sheathed cables enclosed throughout (e.g. in conduit/trunking)	N/A
8.9	Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage	N/A
	a) Installed in prescribed zones	N/A
	b) Incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like	N/A

8.10	Provision of additional protection by RCDs having rated residual operating current ($I_{\Delta n}$) not exceeding 30 mA	✓
	a) For mobile equipment with a current rating not exceeding 32 A for use outdoors	✓
	b) For all socket-outlets of rating 20 A or less, unless exempt	✓
	c) For cables installed in walls/partitions at a depth of less than 50 mm	✓
	d) For cables installed in walls/partitions containing metal parts regardless of depth	✓
8.11	Provision of fire barriers, sealing arrangements so as to minimize the spread of fire	N/A
8.12	Band II cables segregated/separated from Band I cables	N/A
8.13	Cables segregated/separated from non-electrical services	N/A
8.14	Termination of cables at enclosures	✓
	a) Connections under no undue strain	✓
	b) No basic insulation of a conductor visible outside enclosure	✓
8.15	Circuit accessories not damaged during erection	✓
8.16	Single-pole devices for switching or protection in the line conductors only	✓
8.17	Adequacy of connections, including spcs, within accessories and at fixed and stationary equipment	✓
8.18	Presence of appropriate devices for isolation and switching correctly located	✓
	a) Accessible means of switching off for mechanical maintenance	✓
	b) Correct operation verified (functional check)	✓
9.0	CURRENT-USING EQUIPMENT (PERMANENTLY CONNECTED)	✓
9.1	Adequacy of working space/accessibility	✓
9.2	Suitability of equipment in terms of IP and fire ratings	✓
9.3	Enclosure not damaged/deteriorated during installation so as to impair safety	✓
9.4	Cable entry holes in ceilings above luminaires, sized or sealed so as to restrict the spread of fire	✓
9.5	Recessed luminaires (downlighters)	✓
	a) Correct type of lamps fitted	N/A
	b) Installed to minimise build-up of heat	N/A
10.0	LOCATION(S) CONTAINING A BATH OR SHOWER	✓
10.1	Additional protection by RCD not exceeding 30 mA	✓
	a) For low voltage circuits serving the location	✓
	b) For low voltage circuits passing through Zone 1 and Zone 2 not serving the location	✓
10.2	Where used as a protective measure, requirements for SELV or PELV are met	N/A
10.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535	N/A
10.4	Presence of supplementary bonding conductors unless not required by BS 7671:2008	✓
10.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	N/A
10.6	Suitability of equipment for external influences for installed location in terms of IP rating	✓
10.7	Suitability of electrical equipment for installation in a particular zone	✓
11.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS	✓
11.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied separately)	

SCHEDULE OF ITEMS INSPECTED BY:

Signature: _____ Name: **ROBERT MORRIS**
(Capitalis)

Date: 12/11/2018

† All boxes must be completed. '✓' indicates that an inspection was carried out and that the result was satisfactory. 'N/A' indicates that an inspection was not applicable to the particular installation.
‡ Where a smoke alarm has been installed, separate certification is required on the appropriate form.



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

DCP6C/ 04598386

DOMESTIC ELECTRICAL INSTALLATION CERTIFICATE

Original (To the person ordering the work)

CIRCUIT DETAILS

Circuit number	Circuit designation	Type of wiring (see code)	Reference number (see Appendix 4)	Number of points served	Circuit conductors: see BS 6843		Min. distribution cable cross-section (mm ²)	Overcurrent protective devices		RCD (see Appendix 4)	LEMP (see Appendix 4)	Circuit impedances (ohm)			Insulation resistance (MΩ)			Aggreg. (MVA)	Maximum measured earth fault loop impedance Z _s (ohm)	RCD sensitivity limits		Test within specified period					
					Live (mm ²)	CPC (mm ²)		BS (BS4)	Type			Rating (A)	Tripping time (s)	R ₁ (ohm)	Z _e (ohm)	R ₂ (ohm)	(M ₁ × R ₁) / 100			(M ₂ × R ₂) / 100	at I _n (sec)		at 5 I _n (sec)				
*	Shower	A	B	2	6	2.5	0.4	60898	B	40	6	30	1.09	N/A	N/A	N/A	0.15	N/A	N/A	999	999	999	✓	0.27	29.9	16.3	✓
	Sockets General	A	B	14	2.5	1.5	0.4	60898	B	32	6	30	1.36	0.57	0.91	0.36	N/A	N/A	N/A	999	999	999	✓	0.50	29.9	16.3	✓
	Lights general	A	100	16	1	1	0.4	60898	B	6	6	30	7.28	N/A	N/A	1.07	N/A	N/A	N/A	999	999	999	✓	1.15	29.9	16.3	✓
	Smoke detectors	A	B	3	1	1	0.4	60898	B	6	6	30	7.28	N/A	N/A	0.48	N/A	N/A	N/A	999	999	999	✓	0.61	29.9	16.3	✓

TEST INSTRUMENTS

Location of consumer unit	Lounge Cupboard	Designation of consumer unit	Distribution Board	Prospective fault current at consumer unit	1.30	KA
Multi-function	15360108	Continuity	15360108	Earth electrode resistance		
Insulation resistance	15360108	Earth fault loop impedance	15360108	RCD	15360108	

* To be completed only where the consumer unit is remote from the origin of the installation. Record details of the circuit supplying this consumer unit in the bold box.

CODES FOR TYPE OF WIRING	
A	Thermoplastic sheathed cables
B	Thermoplastic cables in metal conduit
C	Thermoplastic cables in non-metallic conduit
D	Thermoplastic cables in thermoplastic conduit or pipe
E	Thermoplastic cables in thermoplastic conduit or pipe with fire-retardant sheath
F	Thermoplastic cables in thermoplastic conduit or pipe with fire-retardant sheath and fire-resisting jacket
G	Thermoplastic cables in thermoplastic conduit or pipe with fire-resisting jacket
H	Thermoplastic cables in metal conduit with fire-resisting jacket
I	Other - please state

Housing and Property Chamber First-tier Tribunal for Scotland



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

statutory successor to the Private Rented Housing Committee in terms of the Tribunals (Scotland) Act 2014 and the First tier-Tribunal for Scotland (Transfer of Functions of the Private Rented Housing Committees) Regulations 2016

Revocation of Rent Relief Order: Housing (Scotland) Act 2006 Section 27(4)

In connection with

Chamber Ref: Chamber Reference number: PRHP/RP/13/0089

Re: Property being the subjects known as forming 106 Dundee Drive Cardonald, Glasgow G52 3HN (hereinafter referred to as "the house")

The Parties:-

- Mr William Crawford, residing at the house (" the Tenant")
- Par Residential Investments III LP, 3A Dublin Meuse, Edinburgh EH3 6NW ("the Landlord")

Tribunal Members: Mrs Aileen Devanny (legal member and chairperson); Ms Carol Jones (ordinary member (surveyor))

NOTICE OF REVOCATION

The First-tier Tribunal for Scotland (Housing and Property Chamber)(hereinafter referred to as "the tribunal") hereby gives notice that the work, required by the **Repairing Standard Enforcement Order** relative to the house dated 14 February 2014 has been completed. Accordingly, the Rent Relief Order relative to the house is revoked.

Reference should be made to Sections 63 (4) and (5) of the Housing (Scotland) Act 2006 for information as to the date when the revocation will take effect. These provisions state

Section 63 (4)A—

(a) rent relief order, or

(b) revocation of such an order,

has effect from the date set out in subsection (5).

(5) That date is the date which is 28 days after—

(a) the last date on which the decision to make or, as the case may be, revoke the rent relief order may be appealed under section 64, or

(b) where such an appeal is made, the date on which the appeal is abandoned or finally determined (by confirming the decision).

To ascertain the last date on which the decision can be appealed which is referred to in Section 63(5) please refer to the information note on appeals and reviews, a copy of which is attached.

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.

In terms of Section 63 of the Act, 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.

A Devanny

.....
Legal Member and Chair

Date: 26 November 2018