

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

DECISION AND STATEMENT OF REASONS of the First-tier Tribunal for Scotland (Housing and Property Chamber) under section 24 (1) of the Housing (Scotland) Act 2006

Case reference FTS/HPC/RP/25/5275

Parties

Ms Kerry McGlone (Applicant)

Mr Pravesh Randev (Respondent)

17 Auchinloch Road, Lenzie, Glasgow, G66 5ES (House)

Land Register Title number GLA121842

Tribunal members

James Bauld (Legal Member) and Robert Buchan (Ordinary Member)

Background

1. By application dated 5 December 2025, the applicant as tenant of the property made an application to the First-Tier Tribunal (Housing and Property Chamber) indicating that she believed that the respondent who is the landlord was failing to comply with the duty imposed on him by section 14 (1) (b) of the Housing Scotland Act 2006 (hereinafter referred to as “the 2006 Act”). The applicant complained that the property did not meet the repairing standard set out in the 2006 Act.
2. In the application, the tenant had raised a number of issues. She had listed 39 separate issues in a letter sent to the landlord's agent on 7 March 2025. The repairs generally related to the property not being wind and water tight and included issues with cracks and holes on several external walls, the stairs and decking at the back door being rotted, problems with the electrical system including non-functioning sockets, birds nesting within the attic space, various water leaks into the property, issues with the sealing around the bath/shower

in the bathroom, problems with flooring internally and a lack of evidence of appropriate electrical and gas safety checks. This list is not exhaustive. Generally, the tenant complained that the property was not wind and watertight and was not generally in any reasonable state of repair,

3. On 8 January 2026 the tribunal determined that the application could be referred to the tribunal for determination.
4. An inspection and hearing were subsequently arranged to take place on 24 August 2026. and appropriate intimation of the time and date was sent to all parties.

The inspection

5. The tribunal members attended at the property on 24 August 2026. at 10.00 a.m. to carry out an inspection. The tenant, Ms McGlone was present. The landlord was not present. Miss Sharon Cooke a director from Coda Estates Kirkintilloch who act as a letting agent for the landlord was present at the inspection. The tenant politely declined to allow another member of staff from Coda Estates, Mr. Darren Miller, to attend the inspection
6. The tribunal carried out an inspection of the property. A schedule of photographs prepared by the ordinary member of the tribunal is attached to this decision.

The hearing

7. The hearing took place on 24 August 2026 at Glasgow Tribunals Centre.
8. At the Hearing neither the tenant nor the landlord was present. The tenant had indicated in advance that she was unable to attend the hearing
9. The landlord was represented at the hearing by Ms. Cooke and she was accompanied by Mr Darren Miller.
10. The tribunal members indicated to the landlord's representatives that it was clear that the property did not meet the repairing standard but that the tribunal's inspection was not sufficient to identify all issues which might require to be addressed.
11. The tenant had intimated an extensive list of complaints, some of which have been dealt with. These items had been pointed out by the applicant to the tribunal during the inspection.
12. Inspection of the exterior showed a number of open joints and areas of cracked mortar joints. There is an exposed timber lintol over the bathroom

window. There is a climbing plant covering almost half of the south gable and the plant has reached the roof. The rear roof could not be viewed from ground level because of the slope of the ground but there is a loose verge on the north gable and, internally, there are various damp stains indicating leaks from the roof and chimney stacks. At the rear, a hole in the downpipe could be seen.

13. A recent repair has been carried out to some of the steps of the external stair but the top step is noticeably loose. The tenant pointed out that the area around the outside of the side door is such that rainwater collects there as there is no means of drainage. The tenant also complained that the door threshold is a trip hazard.
14. Internally, in the bathroom, there is a loose bath panel. Two of the wall tiles below the shower unit are loose and obviously not water-tight and high instrumental moisture meter readings were noted in the floor.
15. In the kitchen, the window does not open to the outside and the extractor fan does not work. The only natural ventilation available is to open the kitchen door.
16. The tenant had provided a photograph of a mouse in the dining room. She had carried out some repair herself to try to seal holes in the floor but gaps between the floor and the skirting board are still evident.
17. Because of the sloping ground, some floor levels are below outside ground level and although the interior is dry lined, it could be seen that the tenant has had to clean condensation mould from some of the walls.
18. The tenant has complained about excessive "hammer" in the central heating system which can only be alleviated by removing the thermostatic radiator valve and it was also pointed out that two of the power points and a light pendant are not working.
19. The tribunal members advised the landlord's representatives that they intended to issue a repairing standard enforcement order ("RSEO") requiring the landlord to have the property properly and fully inspected by a building surveyor. The tribunal would require that building surveyor to provide a report to the Tribunal setting out the issues which require to be addressed and proposing the works required to restore the property to the repairing standard. The tribunal would then issue a further and final repairing standard enforcement order.
20. The landlord's representatives indicated that they had informed the landlord that it was likely that an order would be made and they agreed with the proposal being made by the tribunal.
21. The tribunal would indicate to the tenant that it is a matter for the landlord to

choose and instruct appropriately qualified persons to initially carry out this report and subsequently to undertake any repairs which may be then required by the tribunal

22. The landlord's representatives produced at the hearing copies of up-to-date electrical installation certificate, gas safety certificate, legionella assessment and energy performance certificate. These documents are attached as an appendix to this decision.
23. One of the issues that was discussed at the inspection was the position of the gas meter at this property. Gas safety certificates dated 14 August 2025 and 6 August 2026 were provided by the agent at the hearing. This showed the appliances as safe to use but there is a recommendation in the 14 August 2025 certificate that earth bonding should be applied at the gas meter. The gas meter could not be inspected at the time of inspection and was the subject of discussion as to how it could be accessed given its unusual location in an apparently inaccessible area behind the lean-to store. This was answered by the agent at the hearing who explained that access has to be taken via the neighbouring property and that this was known to the gas engineer and meter reader.
24. An Electrical Installation Certificate Report dated 5 May 2023 was also provided at the hearing. This pre-dates the requirement for a Residual Current Device which came into effect in March 2024. The certificate refers to the address of the property as Kirkintilloch and the recommended date for the next inspection is shown as the date of the report.
25. Also provided at the hearing were an Energy Performance Certificate and a Legionella Risk Assessment Audit.

Observations and findings in fact

26. The property is a detached house thought to be about 150 years old of traditional stone construction under a pitched and tiled roof. The house faces slightly south of west and is built into a slope such that the ground floor at the front is the top floor at the rear with living accommodation on the floor below and a semi basement storage area below that with a door from the garden. There is a further storage area in a lean-to on the south wall. A timber-built stair at the rear gives access to a back door from the kitchen and there is a further door at the north side of the house off steps which lead down the side to the sloping rear garden. There is an area of paved off-street parking at the front
27. The property is occupied under and in terms of a private residential tenancy governed by the Private Housing (Tenancies) (Scotland) Act 2016

28. The applicant is the tenant, and the respondent is the landlord in terms of that tenancy.
29. The property requires to comply with the repairing standard as set out in the Housing (Scotland) Act 2006 as amended. It does not currently comply with the repairing standard.

Discussion and reasons for decision.

30. The tribunal carefully considered the evidence which had been obtained at the inspection and the information contained in the tribunal papers
31. The tribunal has concluded that this property does not currently meet the repairing standard set out in the legislation. It requires a number of works to bring it up to standard. The Landlord has failed to comply with the duty imposed by Section 14 (1) (b) of the Housing (Scotland) Act 2006.
32. The tribunal accordingly proposes to make a repairing standard enforcement order in the following terms
- Instruct a Chartered Building Surveyor to carry out a full report on the condition of the property insofar as it relates to the Repairing Standard. The instruction should include a copy of this Order and the accompanying Statement of Reasons and should specifically include a requirement to inspect the roof space with a forewarning of the high ceilings to be encountered. The report should be submitted to the Tribunal for their further deliberation within 30 days of the date of this Order.
 - Provide a current Electrical Installation Condition Report (EICR) dated after the date of this Order from a SELECT, NICEIC or NAPIT registered and approved contractor following a full inspection of the electrical installation and apparatus throughout the house confirming the installation and apparatus is fully functioning and meets current regulatory standards and containing no category C1 or C2 items of disrepair. The EICR should include specific reference to the provision of RCD protection and smoke and heat detection in accordance with existing Scottish Government guidance. This guidance is available at

<https://www.gov.scot/binaries/content/documents/govscot/publications/regulation-directive-order/2024/01/repairing-standard-statutory-guidance-private-landlords/documents/repairing-standard-statutory-guidance-private-landlords/repairing-standard-statutory-guidance-private-landlords/govscot%3Adocument/repairing-standard-statutory-guidance-private-landlords.pdf>

- Instruct a plumber to inspect and test the plumbing system to resolve the issue of excessive noise and to render the central heating system capable of being properly controlled such that it is in a reasonable state of repair and in proper working order
- .
 - Any damage caused by the carrying out of any work in pursuance of the duty to ensure that the property meets the repairing standard should be made good.

33. The appropriate repairing standard enforcement order is attached to this decision.

34. Upon receipt of the building surveyors report required by the tribunal, the tribunal will thereafter determine what further order requires to be made and what further works might be required in respect of the property

35. The decision of the tribunal is unanimous.

J Bauld

Signed

Date 27 August 2026



Front



Rear



Loose roof verge



Missing mortar joints

Photographs taken during the inspection of 17 Auchinloch Road, Lenzie, G66 5ES

Reference number FTS/HPC/ RP/25/5275



Gable detail



Loose top step



Hole in the downpipe



Exposed timber lintol



Climbing plant covering the wall and affecting the roof



Loose wall tiles in the bathroom

Photographs taken during the inspection of 17 Auchinloch Road, Lenzie, G66 5ES

Reference number FTS/HPC/ RP/25/5275



High moisture meter readings in the floor of the bathroom



Loose bath panel

Energy Performance Certificate (EPC)

Dwellings

Scotland

17 AUCHINLOCH ROAD, LENZIE, GLASGOW, G66 5ES

Dwelling type: Detached house
Date of assessment: 23 February 2021
Date of certificate: 23 February 2021
Total floor area: 100 m²
Primary Energy Indicator: 280 kWh/m²/year

Reference number: 8119-2722-7000-0777-8222
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*

£3,201

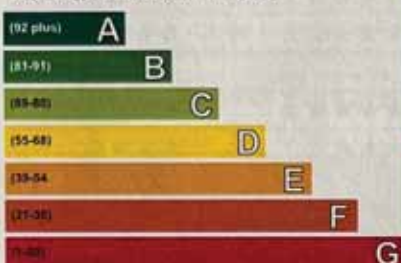
See your
recommendations
report for more
information

Over 3 years you could save*

£1,209

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
64	86

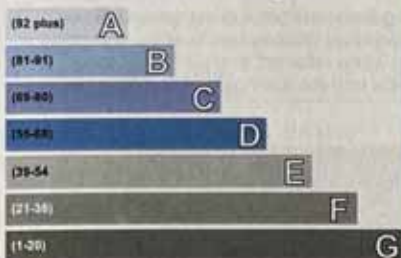
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (64)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
58	84

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (58)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£786.00
2 Floor insulation (suspended floor)	£800 - £1,200	£201.00
3 Low energy lighting	£45	£141.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Safety inspection and reporting carried out in accordance with the Gas Safety (Installation and Use) Regulations 1998 section 29(1) and the Gas Industry Unsafe Situations Procedure

Company / Installer				Job Address				Customer / Landlord							
Engineer Scotty Rumsby Company SR Gas Services Address 8 Southesk Gardens Glasgow East Dunbartonshire G64 3AF Post Code G64 3AF Tel No. 07894125750 Gas Safe Reg 631188 ID Card No. 4534512				Name Archie Barrie Address 17 Auchinloch Road Lenzie Glasgow East Dunbartonshire G66 5ES Post Code G66 5ES Tel. No 07474850632				Name Mr Praveesh Rande Company Address 2 Paterson Place Glasgow Post Code G61 4RU Tel. No							

Appliance Details				Inspection Details												
Location	Appliance Type	Make	Model	Risk Type	Landlord's Appliance	Appliance Inspected	Operating Pressure (bar)	Heat Input (kW)	High Combustion Reading (kPa) (CO, CO2, O2, %)	Low Combustion Reading (kPa) (CO, CO2, O2, %)	Safety devices tested	Installation Pressure (kPa)	Visual condition of flue and combustion satisfactory	Flue Performance test	Appliance Satisfactory	Appliance fit for use
1 Kitchen	Hob	Lamora	LAM1001	FL	Yes	Yes	20	NA	NA NA/NA NA NA/NA	NA NA/NA NA NA/NA	Yes	Yes	NA	NA	Yes	Yes
2 Kitchen	Combination Boiler	Vaiera	Exel Heat 1 25c	RS	Yes	Yes	19	NA	0.0097/57.8/20.8001	9/6.8	Yes	Yes	Yes	Pass	Yes	Yes
3																
4																
5																
6																

Defects / Identified		Labels and Warning Notice Issued	
1		No	CO Alarms CO Alarm(s) fitted CO Alarm(s) tested and Satisfactory
2		No	
3			
4			
5			
6			

Emergency Control Accessible Yes Gas Tightness Satisfactory Yes		Comments	
Gas Installation Pipework Visual Inspection Satisfactory Yes			
Equalpotential Bonding No			

Signatures		Date	
Issued by: Signed 	Received by: Signed 	06-Aug-2028	06-Aug-2027
Print Name: Scotty Rumsby	Print Name: Kelly	NEXT INSPECTION DUE BEFORE	

Legionella Risk Assessment Audit

Assessment Date:	10 July 2024	Unique Serial No.:	URA-1720-6120-75229
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Customer / Agent Details		Site Details		Registered Business Details	
Name:	Coda Eastern Limited	Name:	Mogloan	Name:	Lyn Gas Glasgow Ltd
Address:	2 Heath Av	Address:	17 Auchinloch Road	Address:	156 Queen Margaret Drive Glasgow
Postcode:	G664LG	Postcode:	G66GE5	Postcode:	G208NY
Telephone:	01417751050	Telephone:		Telephone:	01415715358
Mobile:		Mobile:		Mobile:	07780607764
The Building					
Building Description / Occupancy Type etc:		Four bedroom detached house			
Premises Location		Two storey			
List any vulnerable people using the premises who may be susceptible to infection		N/a			
Note any rooms that have changed their use but still have water outlets present and not used?		N/a			
Actions Required from above findings		No action required			

Risk Assessment Summary

Good healthy water system



Legionella Risk Assessment Audit

Assessment Date: 10 July 2024

Unique Serial No: LRA-1720-6120-75223

Ref:



Hot Water System

		Comments / Actions Required
Method of heating water	Combi Boiler	
Make:	Vokera	
Model:	Eastheat	
Approx Age:	1	
Fuel:	Gas	
Method of preventing hot water system from over pressure	Pressure Relief Valve	
Can the system be drained	No	
Can the full capacity of water in the calorifier be heated above 60°C for an hour per day	Yes	On Demand
Are there any methods of controlling scale	Yes	Cleansing
Are any dead legs present	No	
Is there any redundant pipework present	No	
Is there an access panel for the calorifier	Yes	
Multiple calorifiers connected in parallel	N/A	
Hot water pipes insulated	No	
Are water outlets sealed	No	

Risk Analysis

		Risk	Comments / Actions Required
What is the water temperature leaving the calorifier or water heating device?	> 60°C	No Risk	
Risk Values: (>60°C = 0) (55-60°C = 3) (<55°C = 10)			
What is the return hot water temperature?	> 55°C	No Risk	
Risk Values: (>55°C = 0) (50-55°C = 3) (45-50°C = 10)			
What is the temperature at any hot water outlet after 1 minute?	> 50°C	No Risk	
Risk Values: (>50°C = 0) (<50°C = 5)			

Additional Notes / Actions Required - (Relevant associated equipment or hot water system).

No issues with hot water supply system

Overall Risk Rating

Minimal Risk

The overall risk value is based on adding each of the individual risk elements together

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Legionella Risk Assessment Audit

Assessment Date: 10 July 2024

Unique Serial No: LRA-1720-6120-75223

Ref:



Water Distribution in the Premises

How is HOT water distributed around the building (brief description)

Direct Hot Water from boiler distributed to three outlets which all achieved temperature requirements

How is COLD water distributed around the building (brief description)

Direct cold water from mains water supply

		Comments / Actions Required
Are cold water pipes insulated?	No	
Are there any system dead legs where stagnant water can be held?	No	
Where outlets are infrequently used are they flushed weekly or purged before use?	Yes	
Are cold and hot run close together causing potential heat transfer?	No	
Where thermostatic mixing valves are present are they as close as possible to the outlet?	N/A	

Risk Assessment

		Risk	Comments / Actions Required
Are shower heads cleaned, disinfected and descaled on a regular basis?	Yes	No Risk	
How many dead legs are there?	None	No Risk	
How many outlets do not reach the required temperatures?	No	No Risk	
- (50°C for a hot outlet after 1 minute)			
- (Maximum 20°C for a cold outlet after 2 minutes)			

Additional Notes / Actions Required

No action required

Overall Risk Rating

No Risk

The overall risk value is based on adding each of the individual risk elements together

Sign-off

Received by: Signed

Name: Moghlan
Position: Tenant
Date: 10 July 2024

Issued by: Signed

Gas Operative: Lewis McKechnie
Operative ID No: 4384376
Date: 10 July 2024

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

27554453

EIC18.2c

ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with BS 7671: 2018+A2:2022 - Requirements for Electrical Installations

PART 1: DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR Registration No: 608249000 Trading Title: Murrell Electrical Ltd Address: 43 Virginia Grove, Hamilton Postcode: ML3 8SU Tel No: 07817733008		DETAILS OF THE CLIENT Contractor Reference Number (CRM): N/A Name: Coda Estates Address: 2 - 4 Heath Avenue, Kirkcubrecht, Kirkcubrecht, Glasgow Postcode: G66 4LG Tel No: N/A		DETAILS OF THE INSTALLATION Occupier: Tenant Unique Property Reference Number (UPRN): N/A Address: 17 Auchincloch Road, Kirkcubrecht, Glasgow Postcode: G66 5ES Tel No: N/A	
---	--	--	--	---	--

PART 2: DETAILS OF THE ELECTRICAL WORK COVERED BY THIS INSTALLATION CERTIFICATE

Date works completed: 05/05/2023
The installation is: New (N/A) An addition (N/A) An alteration (N/A) Replacement of a distribution board (✓)
Description and extent of the installation covered by this certificate: Consumer unit changeover.
Where necessary, continue on a separate numbered page: Page No(s) (N/A)

PART 3: COMMENTS ON THE EXISTING INSTALLATION (in the case of an addition or alteration see Regulation 644.1.2)

Good, all bonding and earthing in place.
Where necessary, continue on a separate numbered page: Page No(s) (N/A)

PART 4A: DECLARATION FOR THE ELECTRICAL INSTALLATION WORK (use where the design, construction, inspection & testing have been the responsibility of one person)

DESIGN, CONSTRUCTION, INSPECTION & TESTING (the extent of liability of the signatory is limited to the work detailed in PART 2)
I, being the person responsible for the design, construction, inspection and testing of the electrical installation, particulars of which are described in PART 2, having exercised reasonable skill and care when carrying out the design, hereby CERTIFY that the design, construction, inspection and testing for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671: 2018+A2:2022 except for the departures, if any (Regulations 131.1, 131.3 and 131.5), detailed as follows:
N/A
Permitted exception applied (R13.1): Yes (N/A) No (N/A) Risk assessment attached: N/A Page No(s) (N/A) where required, continued on attached separate page(s) (N/A)
I, being the designer of the electrical installation, also RECOMMEND that this installation is further inspected and tested by: N/A (date)
The proposed date for the next inspection should take into consideration any legislative or licensing requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.
Name (capital): N/A Organisation: Murrell Electrical Solutions Ltd Registration No: 608249000
Address: 43 Virginia Grove Hamilton
Signature: N/A Date: N/A Postcode: ML3 8SU Tel No: 07817733008
REVIEWED BY QUALIFIED SUPERVISOR
Name (capital): GORDON MURRAY
Signature: [Signature] Date: 05/05/2023

This certificate is based on the model forms shown in Appendix 6 of BS 7671: 2018+A2:2022
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Enter a (✓) or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

Please see the 'Notes for Recipients' Page 1 of 5

Original (to the person ordering the work)



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

27554453

EIC18.2c

ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with BS 7671: 2018+A2:2022 - Requirements for Electrical Installations

PART 1: DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR Registration No: 608249000 Trading Title: Murrell Electrical Ltd Address: 43 Virginia Grove, Hamilton Postcode: ML3 8SU Tel No: 07817733008		DETAILS OF THE CLIENT Contractor Reference Number (CRM): N/A Name: Coda Estates Address: 2 - 4 Heath Avenue, Kirkcubrecht, Kirkcubrecht, Glasgow Postcode: G66 4LG Tel No: N/A		DETAILS OF THE INSTALLATION Occupier: Tenant Unique Property Reference Number (UPRN): N/A Address: 17 Auchincloch Road, Kirkcubrecht, Glasgow Postcode: G66 5ES Tel No: N/A	
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PART 2: DETAILS OF THE ELECTRICAL WORK COVERED BY THIS INSTALLATION CERTIFICATE

Date works completed: 05/05/2023
The installation is: New (N/A) An addition (N/A) An alteration (N/A) Replacement of a distribution board (✓)
Description and extent of the installation covered by this certificate: Consumer unit changeover.
Where necessary, continue on a separate numbered page: Page No(s) (N/A)

PART 3: COMMENTS ON THE EXISTING INSTALLATION (in the case of an addition or alteration see Regulation 644.1.2)

Good, all bonding and earthing in place.
Where necessary, continue on a separate numbered page: Page No(s) (N/A)

PART 4A: DECLARATION FOR THE ELECTRICAL INSTALLATION WORK (use where the design, construction, inspection & testing have been the responsibility of one person)

DESIGN, CONSTRUCTION, INSPECTION & TESTING (the extent of liability of the signatory is limited to the work detailed in PART 2)
I, being the person responsible for the design, construction, inspection and testing of the electrical installation, particulars of which are described in PART 2, having exercised reasonable skill and care when carrying out the design, hereby CERTIFY that the design, construction, inspection and testing for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671: 2018+A2:2022 except for the departures, if any (Regulations 131.1, 131.3 and 131.5), detailed as follows:
N/A
Permitted exception applied (R13.1): Yes (N/A) No (N/A) Risk assessment attached: N/A Page No(s) (N/A) where required, continued on attached separate page(s) (N/A)
I, being the designer of the electrical installation, also RECOMMEND that this installation is further inspected and tested by: N/A (date)
The proposed date for the next inspection should take into consideration any legislative or licensing requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.
Name (capital): N/A Organisation: Murrell Electrical Solutions Ltd Registration No: 608249000
Address: 43 Virginia Grove Hamilton
Signature: N/A Date: N/A Postcode: ML3 8SU Tel No: 07817733008
REVIEWED BY QUALIFIED SUPERVISOR
Name (capital): GORDON MURRAY
Signature: [Signature] Date: 05/05/2023

This certificate is based on the model forms shown in Appendix 6 of BS 7671: 2018+A2:2022
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Enter a (✓) or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

Please see the 'Notes for Recipients' Page 1 of 5

Original (to the person ordering the work)

ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with BS 7671:2018+A2:2022 - Requirements for Electrical Installations

PART 4B: DECLARATION FOR THE ELECTRICAL INSTALLATION WORK (to be completed where different parties are responsible for the design, construction, inspection & testing)

DESIGN (The extent of liability of the signatory is limited to the work detailed in PART 2)

I/we, being the person(s) responsible for the design of the electrical installation, particulars of which are described in PART 2, having exercised reasonable skill and care when carrying out the design, hereby CERTIFY that the design work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS 7671:2018+A2:2022 except for the departures, if any, detailed on attached page(s) (N/A) (Regulations 153.3 and 153.6).

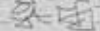
• Permitted exception applied (R1.3.3) N/A Risk assessment attached (N/A) Page No(s) (N/A)

DESIGNER 1 Name (capital): GORDON MURRAY

Signature: 

Date: 05/05/2023

DESIGNER 2 (where there is divided responsibility for design) Name (capital): GORDON MURRAY

Signature: 

Date: 05/05/2023

I/we, being the designer(s) of the electrical installation, also RECOMMEND that this installation is further inspected and tested by: (Where applicable)
The proposed date for the next inspection should take into consideration any regulatory or licensing requirements and the frequency and quality of maintenance that the installation can reasonably be expected to require during its intended life. The period should be agreed between relevant parties.

Organisation (Designer 1): Murrell Electrical Solutions Ltd

Registration No: 608249000

Organisation (Designer 2): Murrell Electrical Solutions Ltd

Registration No: 608249000

Address: 43 Virginia Grove Hamilton

Address: 43 Virginia Grove Hamilton

Postcode: ML3 8SU

Tel No: 07817733008

Postcode: ML3 8SU

Tel No: 07817733008

CONSTRUCTION (The extent of liability of the signatory is limited to the work detailed in PART 2)

I, being the person responsible for the construction of the electrical installation, particulars of which are described in PART 2, having exercised reasonable skill and care when carrying out the construction, 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 7671:2018+A2:2022 except for the departures, if any, detailed on attached page(s) (N/A) (Regulations 153.3 and 153.6).

Name (capital): GORDON MURRAY

Organisation: Murrell Electrical Solutions Ltd

Registration No: 608249000

Address: 43 Virginia Grove Hamilton

Postcode: ML3 8SU

Date: 05/05/2023

Postcode: ML3 8SU

Tel No: 07817733008

INSPECTION & TESTING (The extent of liability of the signatory is limited to the work detailed in PART 2)

I, being the person responsible for the inspection and testing of the electrical installation, particulars of which are described in PART 2, having exercised reasonable skill and care when carrying out the 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 7671:2018+A2:2022 except for the departures, if any, detailed on attached page(s) (N/A) (Regulations 153.3 and 153.6).

Name (capital): GORDON MURRAY

Organisation: Murrell Electrical Solutions Ltd

Registration No: 608249000

Address: 43 Virginia Grove Hamilton

Postcode: ML3 8SU

Date: 05/05/2023

Postcode: ML3 8SU

Tel No: 07817733008

REVIEWED BY QUALIFIED SUPERVISOR (for the Contractor detailed in PART 1)

Name (capital): GORDON MURRAY

Signature: 

Date: 06/05/2023

Where the electrical work to which this certificate relates includes the installation of a fire alarm system and/or an emergency lighting system (or a part of such systems), this electrical safety certificate should be accompanied by the particular certificate(s) for the system(s).

This certificate is based on the model forms shown in Appendix 6 of BS 7671:2018+A2:2022
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Enter a ✓ or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

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Original (to be placed on the work)

ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with BS 7671:2018+A2:2022 - Requirements for Electrical Installations

PART 5: SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type and earthing arrangements TN-C (N/A) TN-S (N/A) TN-C-S (✓) TT (N/A) IT (N/A)		Number and type of live conductors AC 1-phase, 3-wire (✓) 2-phase, 3-wire (N/A) 3-phase, 3-wire (N/A) 3-phase, 4-wire (N/A) DC 2-wire (N/A) 3-wire (N/A) Other (N/A)		Nature of supply parameters Nominal voltage between lines, U_n (N/A) V IT by enquiry Nominal low voltage to earth, U_0 (N/A) V IT by enquiry or by measurement Nominal frequency, f_n (50) Hz Prospective fault current, I_{pf} (0.8) kA Earth fault loop impedance, Z_e (0.31) Ω	
Supply protective device BS EN 13651 Type (II) Rated current (100) A		Confirmation of supply polarity (✓) Other sources of supply (Schedule of Test Results) Page No (N/A)			

PART 6: PARTICULARS OF INSTALLATION REFERRED TO IN THIS CERTIFICATE

Maximum demand load (N/A) kVA Means of earthing Distributor's facility (✓) Installation earth electrode(s) (N/A) Earth electrode type - rail(s), tap, etc. (None) Location (N/A) Electrode resistance to earth (N/A) Ω	Main protective conductors Earthing conductor (Material) Copper csa (10) mm ² Connection/continuity verified (✓) Main protective bonding conductors (Material) Copper csa (10) mm ² Connection/continuity verified (✓)	Main protective bonding connections Water installation pipes (✓) Gas installation pipes (✓) Structural steel (N/A) Oil installation pipes (N/A) Lightning protection (N/A) Other (state) (N/A) N/A	Main switch / Switch-fuse / Circuit-breaker / RCD Location (N/A) BS EN 60947-3 Type (3) Rating / setting of device (100) A No. of poles (2) Current rating (100) A Voltage rating (230) V Where an RCD is used as the main switch RCD rated residual operating current, $I_{\Delta n}$ (N/A) mA RCD type (AC) ms Rated time delay (N/A) ms Measured operating time (N/A) ms
--	---	--	--

PART 7: SCHEDULE OF ITEMS INSPECTED (enter ✓ or N/A, as applicable)

1. Condition of consumer's intake equipment (visual inspection only) (✓) 2. Parallel or switched alternative sources of supply (✓) 3. Protective measure: automatic disconnection of supply (ADS) (✓) 4. Basic protection (✓) 5. Protective measures other than ADS (✓)	Outcome (✓) 6. Additional protection (✓) 7. Distribution equipment (✓) 8. Circuits (distribution and final) (✓) 9. Isolation and switching (✓) 10. Current-carrying equipment (permanently connected) (✓) 11. Identification and notices (✓)	Outcome (✓) 12. Location(s) containing a bath or shower (✓) 13. Other special installations or locations (N/A) 14. Prosuener's low voltage installation(s) (N/A) Schedule of items inspected by Name (capital): GORDON MURRAY Signature:  Date: 05/05/2023	Outcome (✓) 15. Location(s) containing a bath or shower (✓) 16. Other special installations or locations (N/A) 17. Prosuener's low voltage installation(s) (N/A)
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PART 8: SCHEDULES AND ADDITIONAL PAGES (the pages identified are an essential part of this report (see Regulation 553.2))

Schedule of Circuit Details and Schedule of Test Results for the installation (PARTS 3A & 3B) Page No(s): (4 & 5)	Additional pages, including data sheets for additional sources Page No(s): (None)	Special installations or locations (indicated in item 13 of PART 7) Page No(s): (None)	Schedules relating to Prosuener's installations (indicated in item 14 of PART 7) Page No(s): (None)	Continuation sheets Page No(s): (None)
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Where the installation is supplied by more than one source, the higher or highest values of prospective fault current, I_{pf} , and external earth fault loop impedance, Z_e , must be recorded.

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Enter a ✓ or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

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Original (to be placed on the work)

ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with BS 7671: 2018+A2:2022 - Requirements for Electrical Installations

PART 9A : SCHEDULE OF CIRCUIT DETAILS (Go to Part 9B "Schedule of Test Results" to enter test results for the corresponding circuit listed in this part)

[illegible]

DISTRIBUTION BOARD (DB) DETAILS (complete in every case)

Oil designation	Gen power
10W-40	1000
15W-40	1000
20W-40	1000
25W-40	1000
30W-40	1000
40W-40	1000
50W-40	1000
60W-40	1000
70W-40	1000
80W-40	1000
90W-40	1000
100W-40	1000
110W-40	1000
120W-40	1000
130W-40	1000
140W-40	1000
150W-40	1000
160W-40	1000
170W-40	1000
180W-40	1000
190W-40	1000
200W-40	1000
210W-40	1000
220W-40	1000
230W-40	1000
240W-40	1000
250W-40	1000
260W-40	1000
270W-40	1000
280W-40	1000
290W-40	1000
300W-40	1000
310W-40	1000
320W-40	1000
330W-40	1000
340W-40	1000
350W-40	1000
360W-40	1000
370W-40	1000
380W-40	1000
390W-40	1000
400W-40	1000
410W-40	1000
420W-40	1000
430W-40	1000
440W-40	1000
450W-40	1000
460W-40	1000
470W-40	1000
480W-40	1000
490W-40	1000
500W-40	1000
510W-40	1000
520W-40	1000
530W-40	1000
540W-40	1000
550W-40	1000
560W-40	1000
570W-40	1000
580W-40	1000
590W-40	1000
600W-40	1000
610W-40	1000
620W-40	1000
630W-40	1000
640W-40	1000
650W-40	1000
660W-40	1000
670W-40	1000
680W-40	1000
690W-40	1000
700W-40	1000
710W-40	1000
720W-40	1000
730W-40	1000
740W-40	1000
750W-40	1000
760W-40	1000
770W-40	1000
780W-40	1000
790W-40	1000
800W-40	1000
810W-40	1000
820W-40	1000
830W-40	1000
840W-40	1000
850W-40	1000
860W-40	1000
870W-40	1000
880W-40	1000
890W-40	1000
900W-40	1000
910W-40	1000
920W-40	1000
930W-40	1000
940W-40	1000
950W-40	1000
960W-40	1000
970W-40	1000
980W-40	1000
990W-40	1000
1000W-40	1000

Front door high level

0.31

Confirmation of supply policy: ☒ Phase sequence customer: N/A

SFO Details	Page: 11	✓	11	✓	11	N/A	N/A	✓
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Status indicator checked (where functionality indicator is present)	✓
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Model Type

Where combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both Type brackets.

Where T3 devices are installed on a circuit to protect sensitive equipment, enter details in 'Comments' (PART 59). (See Section 134 for further details). Note that not all SPDs have visible functionality indication.

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

Supply to DIB is from **NIA**

Overcurrent protective device for the distribution circuit

RS-230 AUA Type I Nominal voltage AUA 1.2 Battery AUA 1.2 AUA

Associated RCD (if any):

SS (IN)	N/A	RCD Type	N/A	1	N/A	ms	No. of outlets	N/A	Operational Area	PSD
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This certificate is based on the model forms shown in Appendix 6 of BS 7071: 2019+A2:2022
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ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with BS 7671: 2018 + A2: 2022 - Requirements for Electrical Installations

PART 9B : SCHEDULE OF TEST RESULTS (MUST reflect circuits entered into "Schedule of Circuit Details" in Part 9A)

[illegible]

Occults/equipment vulnerable to damage when testing (where applicable): N/A

TESTED BY Name (optional): GORDON MURRAY

Position: Q5

Signature:

Date: 03/07/2023

TEST INSTRUMENTS (ENTER SERIAL NUMBER AGAINST EACH INSTRUMENT USED)

Multi-function

Continuity

insulation resistance

Earth fault loop impedance

Earth electrode resistance:



* RCD effectiveness is verified using an alternating current test at rated residual operating current ($I_{\Delta n}$)

¹² Where installed, note, not all AFDDs have a test function. Where a circuit contains an AFDD this should be stated in the field for the circuit in the Comments and additional information, where required, column.

This certificate is issued on the model forms shown in Appendix B of BS 7577:2018+A2:2022
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Enter a ☒ or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

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NOTES FOR RECIPIENT

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

This safety certificate has been issued to confirm that the electrical installation work to which it relates has been designed, constructed, inspected and tested in accordance with the national standard for the safety of electrical installations, BS 7671: 2018+A2:2022 - Requirements for Electrical Installations.

You should have received the certificate marked 'Original' and the contractor should retain a duplicate. 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, immediately to the owner or user of the installation.

The 'Original' certificate should be retained in a safe place and shown to any person inspecting, or undertaking further work on the electrical installation in the future. If you later vacate the property, this certificate will demonstrate to the new user that the electrical installation works complied with the requirements of BS 7671: 2018+A2:2022 at the time the certificate was issued.

The Construction (Design and Management) Regulations require that, for a project covered by those Regulations, a copy of this certificate, together with schedules, is included in the project health and safety documentation.

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. The maximum interval recommended before the next inspection is stated in PART 4A or 4B. With the exception of domestic (household) premises, there should be a notice at or near the main switchboard or distribution board indicating the date when the next inspection is due.

Only an NICEIC* contractor responsible for the construction of the electrical installation is authorised to issue this NICEIC Electrical Installation Certificate.

This certificate is intended to be issued only for a new electrical installation or for new work associated with an addition or alteration to an existing installation, or for the replacement of a distribution board (or consumer unit). It should not have been issued for the inspection of an existing electrical installation. An 'Electrical Installation Condition Report' should be issued for such a periodic inspection.

The certificate, which consists of at least five numbered pages, is only valid if the Schedule of Items Inspected has been completed to confirm that all relevant inspections have been carried out and the Schedule of Circuit Details and Test Results is attached. The certificate has a unique serial number which is traceable to the contractor to which it was supplied by NICEIC.

For installations having more than one distribution board (or consumer unit) or more circuits than can be recorded on Page 5, one or more additional Schedules of Circuit Details and Test Results, should form part of the certificate.

This certificate should not have been issued for electrical work in a potentially explosive atmosphere (hazardous area) unless the contractor holds an appropriate extension to their NICEIC registration for such work.

Page 1 and 2 of this certificate provide details of the electrical installation, together with the name(s) and signature(s) of the person(s) certifying the three elements of installation work: design, construction and inspection and testing, and page 3 identifies the organisation(s) responsible for the work certified by their representative(s).

Certification for inspection and testing provides an assurance that the electrical installation work has been fully inspected and tested, and that the electrical work has been carried out in accordance with the requirements of BS 7671: 2018+A2:2022 (except for any departures sanctioned by the designer and appended to the certificate).

Where responsibility for the design, the construction and the inspection and testing of the electrical work is divided between the contractor and one or more other bodies, the division of responsibility should have been established and agreed before commencement of the work. In such a case, NICEIC considers that the absence of certification for the construction, or the inspection and testing elements of the work would render the certificate invalid. If the design section of the certificate has not been completed, NICEIC recommends that you question why those responsible for the design have not certified that this important element of the work is in accordance with BS 7671: 2018+A2:2022.

Where the installation includes a residual current device (RCD) it should be tested every six months, by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.

Where the installation includes an arc fault detection device (AFDD) having a manual test facility, it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions should be followed with respect to test button operation.

Where the installation includes a surge protection device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice.

Where a number of sources are available to supply the installation, and where the data given for the primary source may differ from other sources, an additional page should have been provided which gives the relevant information relating to each additional source, and to the associated earthing arrangements and main switchgear.

Where the electrical work to which this certificate relates includes the installation of a fire alarm system and/or an emergency lighting system (or a part of such systems) in accordance with British Standards BS 5839 and BS 5266 respectively, this electrical safety certificate should be accompanied by a separate certificate or certificates as prescribed by those standards.

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 work for which the Contractor has accepted responsibility (as indicated by the signature(s) on this certificate) does not comply with BS 7671: 2018+A2:2022, the client should in the first instance raise the specific concerns in writing with the contractor. 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. 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).

For further information about electrical safety and how NICEIC can help you, visit:

www.niceic.com

* NICEIC is operated by Certsure LLP, a partnership between the Electrical Contractors' Association and the charity, 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).

