

**1 DETAILS OF THE PERSON ORDERING THE REPORT**

Client: Places for People Homes C/O Touchstone Residential

Address: 2 Clarks Way, Bath

**2 REASON FOR PRODUCING THIS REPORT**

Reason for producing this report:  
Landlords safety report.

Date(s) on which inspection and testing was carried out: 09/09/2019

**3 DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT**

Installation Address: Tenant, 1/1 73 Strathblane Gardens, Glasgow, G13 1BL

Estimated age of wiring system: 15 years Evidence of additions/alterations: Yes if yes, estimated age: 3 years

Installation records available? (Regulation 651.1) N/A Date of last inspection: 01/09/2014

**4 EXTENT AND LIMITATIONS OF INSPECTION AND TESTING**

Extent of the electrical installation covered by this report:  
100% visual inspection of the installation and testing where access available, No verification of cables concealed within building fabric. Ze reading taken with bonding and CPCs connected. Switches and fused connection units in the "off" position during tests.

Agreed limitations including the reasons (see Regulation 653.2):  
Limited access to wiring accessories due to furniture etc. IR Testing carried out with light switches in off position. Zs testing carried out with main earth and bonding connected. No testing of unidentified circuits

Agreed with: Client

Operational limitations including the reasons:  
Limited access to wiring accessories due to furniture etc. IR Testing carried out with light switches in off position. Zs testing carried out with main earth and bonding connected. No testing of unidentified circuits

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671:2018 (IET Wiring Regulations) as amended to 2018. It should be noted that 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. An inspection should be made within an accessible roof space housing other electrical equipment.

**5 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 it's suitability for continued use\*: **SATISFACTORY**

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

**6 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.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by: **5 Years**

Note: The proposed date for the next inspection should take into consideration 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.



## 8 GENERAL CONDITION OF THE INSTALLATION

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

Fair condition

## 9 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 above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section 4 of this report.

Trading Title: **The Power Service Scotland Ltd**

Address: **Unit 12 Robertson Street Industrial Estate  
Barrhead  
Glasgow**

Registration Number (if applicable): **044256**

Telephone Number: **0141 880 5551**

Postcode: **G78 1QW**

For the INSPECTION, TESTING AND ASSESSMENT of the report:

Name: **Alasdair Young** Position: **Electrician** Signature: **Alasdair Young** Date: **09/09/2019**

Report reviewed and authorised for issue by:

Name: **Stuart McCormick** Position: **Qualified Supervisor** Signature: **Stuart McCormick** Date: **09/09/2019**

## 10 TEST INSTRUMENTS

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

Multi-functional:	MI 3125	Earth electrode resistance:	MI 3125
Insulation resistance:	MI 3125	Earth fault loop impedance:	MI 3125
Continuity:	MI 3125	RCD:	MI 3125

## 11 SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements	Number and Type of Live Conductors	Nature of Supply Parameters	Supply Protective Device
TN-S <input type="checkbox"/>	1-phase (2 wire): <input checked="" type="checkbox"/> 3-phase (3 wire): <input type="checkbox"/> Other: <input type="checkbox"/>	Nominal voltage(s): U: <b>240 V</b> U <sub>0</sub> : <b>230 V</b> Nominal frequency, f: <b>50 Hz</b> Prospective fault current, I <sub>pf</sub> : <b>1.56 kA</b> External earth fault loop impedance, Z <sub>e</sub> : <b>0.15 Ω</b>	BS(EN): <b>1361 Fuse HBC</b> Type: <b>2</b> Rated current: <b>100 A</b> Short-circuit capacity: <b>16.5 kA</b>
TN-C-S <input checked="" type="checkbox"/>	1-phase (3 wire): <input type="checkbox"/> 3-phase (4 wire): <input type="checkbox"/> Confirmation of supply polarity: <input checked="" type="checkbox"/>		
TT <input type="checkbox"/>			

## 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: <b>N/A</b>	Location: <b>N/A</b>	
Installation earth electrode: <input type="checkbox"/>	Resistance to Earth: <b>N/A Ω</b>	Method of measurement: <b>N/A</b>	
Maximum Demand (Load): <b>70 Amps</b>	Protective measure(s) against electric shock: <b>ADS</b>		
Main Switch / Switch-Fuse / Circuit-Breaker / RCD Type: <b>61008 RCD</b>	Current rating: <b>100 A</b>	Supply conductors material: <b>Copper</b>	If RCD main switch: Rated residual operating current (I <sub>Δn</sub> ): <b>N/A mA</b>
BS(EN) Number of poles: <b>2</b>	Fuse/device rating or setting: <b>N/A A</b>	Supply conductors csa: <b>25 mm<sup>2</sup></b>	Rated time delay: <b>N/A ms</b>
	Voltage rating: <b>240 V</b>		Measured operating time (at I <sub>Δn</sub> ): <b>N/A ms</b>
Earthing and Protective Bonding Conductors		Bonding of extraneous-conductive parts	
Earthing conductor material: <b>Copper</b>	csa: <b>16 mm<sup>2</sup></b>	Connection/continuity verified: <input checked="" type="checkbox"/>	To water installation: <input checked="" type="checkbox"/>
Main protective bonding conductors material: <b>Copper</b>	csa: <b>10 mm<sup>2</sup></b>	Connection/continuity verified: <input checked="" type="checkbox"/>	To oil installation pipes: <b>N/A</b>
			To structural steel: <b>N/A</b>
			To gas installation pipes: <input checked="" type="checkbox"/>
			To lightning protection: <b>N/A</b>
			To other service(s): <b>N/A</b>

**13 INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A**

Item	Description	Comments	Outcome
1.0	EXTERNAL CONDITION OF INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)		
1.1	Service cable	N/A	✓
1.2	Service head	N/A	✓
1.3	Earthing arrangement	N/A	✓
1.4	Meter tails	N/A	✓
1.5	Metering equipment	N/A	✓
1.6	Isolator (where present)	N/A	✓
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)	N/A	N/A
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)		
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	N/A	✓
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	N/A	✓
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	N/A	✓
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	N/A	✓
3.6	Confirmation of main protective bonding conductor sizes (544.1)	N/A	✓
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	N/A	✓
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	N/A	N/A
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)		
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	N/A	✓
4.2	Security of fixing (134.1.1)	N/A	✓
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	N/A	✓
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	N/A	✓
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	N/A	✓
4.6	Presence of main linked switch (as required by 462.1.201)	N/A	✓
4.7	Operation of main switch (functional check) (643.10)	N/A	✓
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	N/A	✓
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	N/A	✓
4.10	Presence of RCD six-monthly test notice at or near consumer unit/distribution board (514.12.2)	N/A	✓
4.11	Presence of non-standard (mixed) cable colour warning notice at or near consumer unit/distribution board (514.14)	N/A	✓
4.12	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A	N/A
4.13	Presence of other required labelling (please specify) (Section 514)	N/A	N/A
4.14	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	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
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**14 INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A**

Item	Description	Comments	Outcome
4.15	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	N/A	✓
4.16	Protection against mechanical damage where cables enter consumer unit/distribution board (132.14.1; 522.8.1; 522.8.5; 522.8.11)	N/A	✓
4.17	Protection against electromagnetic effects where cables enter consumer unit/distribution board/enclosures (521.5.1)	N/A	✓
4.18	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)	N/A	✓
4.19	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)	N/A	✓
4.20	Confirmation of indication that SPD is functional (651.4)	N/A	N/A
4.21	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure	N/A	✓
4.22	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A	N/A
4.23	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A	N/A
5.0	<b>FINAL CIRCUITS</b>		
5.1	Identification of conductors (514.3.1)	N/A	✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	N/A	LIM
5.3	Condition of insulation of live parts (416.1)	N/A	✓
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)	N/A	N/A
5.4.1	To include the integrity of conduit and trunking systems (metallic and plastic)	N/A	✓
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	N/A	✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)	N/A	✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	N/A	✓
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)	N/A	✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)	N/A	✓
5.10	Concealed cables installed in prescribed zones (see Section 4. Extent and Limitations) (522.6.202)	N/A	LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section 4. Extent and	N/A	LIM
5.12	Provision of additional requirements for protection by RCD not exceeding 30mA:		
5.12.1	For all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)	N/A	✓
5.12.2	For the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)	N/A	N/A
5.12.3	For cables concealed in walls at a depth of less than 50mm (522.6.202; 522.6.203)	N/A	✓
5.12.4	For cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)	N/A	✓
5.12.5	Final circuits supplying luminaires within domestic (household) premises (411.3.4)	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
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**15 INSPECTION SCHEDULE FOR DOMESTIC AND SIMILAR PREMISES WITH UP TO 100A**

Item	Description	Comments	Outcome
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	N/A	LIM
5.14	Band II cables segregated/separated from Band I cables (528.1)	N/A	N/A
5.15	Cables segregated/separated from communications cabling (528.2)	N/A	LIM
5.16	Cables segregated/separated from non-electrical services (528.3)	N/A	N/A
5.17	Termination of cables at enclosures - indicate extent of sampling in Section 4 of the report (Section 526)		
5.17.1	Connections soundly made and under no undue strain (526.6)	N/A	✓
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)	N/A	✓
5.17.3	Connections of live conductors adequately enclosed (526.5)	N/A	✓
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	N/A	✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))	N/A	C3
5.19	Suitability of accessories for external influences (512.2)	N/A	✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)	N/A	✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1, 530.3.3)	N/A	✓
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER		
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30mA (701.411.3.3)	N/A	✓
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)	N/A	N/A
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A	✓
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	N/A	N/A
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone 1 (701.512.3)	N/A	N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A	✓
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	N/A	✓
6.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A	✓
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS List all other special installation or locations present, if any. (Record separately the results of particular inspections)		
7.1	N/A	N/A	N/A
7.2	N/A	N/A	N/A
7.3	N/A	N/A	N/A
7.4	N/A	N/A	N/A
7.5	N/A	N/A	N/A
7.6	N/A	N/A	N/A
7.7	N/A	N/A	N/A
7.8	N/A	N/A	N/A
7.9	N/A	N/A	N/A
7.10	N/A	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
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**16 SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS**

Designation of consumer unit: **D.B. 1** Location: **Hall Cupboard** Prospective fault current: **1.56 kA**

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa			Overcurrent protective devices					RCD Maximum $Z_s$ permitted by BS7671 $\Omega$	Circuit impedances (Ohms)					Insulation resistance			Polarity	Maximum measured earth fault loop impedance $Z_s$ $\Omega$	RCD Disconnection time ms	AFDD Test button operation <input checked="" type="checkbox"/>		
					Live mm <sup>2</sup>	cpc mm <sup>2</sup>	Max disconnect time permitted by BS7671 s	BS(EN)	Type No	Rating A	Capacity kA	Operating current, $I_{\Delta n}$ mA		Ring final circuits only (measured end to end)			All circuits (one column to be completed)		Live - Live M $\Omega$	Live - Earth M $\Omega$	Test voltage V						
														$r_1$ (Line)	$r_n$ (Neutral)	$r_2$ (cpc)	$R_1+R_2$	$R_2$									
														$r_1$ (Line)	$r_n$ (Neutral)	$r_2$ (cpc)	$R_1+R_2$	$R_2$									
1	Cooker	A	100	1	6	2.5	0.4	60898	B	32	6	30	1.37	---	---	---	0.25	---	100	100	250	<input checked="" type="checkbox"/>	0.40	27	<input checked="" type="checkbox"/>	---	
2	Ensuite Shower	A	100	1	6	2.5	0.4	60898	B	32	6	30	1.37	---	---	---	0.26	---	100	100	250	<input checked="" type="checkbox"/>	0.41	27	<input checked="" type="checkbox"/>	---	
3	House Sockets	A	100	11	2.5	1.5	0.4	60898	B	32	6	30	1.37	0.64	0.64	0.89	0.38	---	100	100	250	<input checked="" type="checkbox"/>	0.53	27	<input checked="" type="checkbox"/>	---	
4	Kitchen Sockets	A	100	7	2.5	1.5	0.4	60898	B	32	6	30	1.37	0.35	0.35	0.60	0.24	---	100	100	250	<input checked="" type="checkbox"/>	0.39	27	<input checked="" type="checkbox"/>	---	
5	Bathroom Shower	A	100	1	6	2.5	0.4	60898	B	32	6	30	1.37	---	---	---	0.15	---	100	100	250	<input checked="" type="checkbox"/>	0.30	27	<input checked="" type="checkbox"/>	---	
6	Spare	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
7	Spare	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
8	Spare	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
9	Lights/Fan	A	100	6	1.0	1.0	0.4	60898	B	6	6	30	7.28	---	---	---	0.95	---	100	100	250	<input checked="" type="checkbox"/>	1.10	21	<input checked="" type="checkbox"/>	---	
10	Lights/Fans	A	100	6	1.0	1.0	0.4	60898	B	6	6	30	7.28	---	---	---	1.01	---	100	100	250	<input checked="" type="checkbox"/>	1.16	21	<input checked="" type="checkbox"/>	---	
11	Central Heating	A	100	1	1.0	1.0	0.4	60898	B	6	6	30	7.28	---	---	---	0.12	---	100	100	250	<input checked="" type="checkbox"/>	0.27	21	<input checked="" type="checkbox"/>	---	
12	Smoke and Heat Alarms	A	100	3	1.0	1.0	0.4	60898	B	6	6	30	7.28	---	---	---	0.62	---	100	100	250	<input checked="" type="checkbox"/>	0.77	21	<input checked="" type="checkbox"/>	---	

CODES FOR TYPE OF WIRING	A Thermoplastic insulated/sheathed cables	B Thermoplastic cables in metallic conduit	C Thermoplastic cables in nonmetallic conduit	D Thermoplastic cables in metallic trunking	E Thermoplastic cables in nonmetallic trunking	F Thermoplastic /SWA cables	G Thermosetting /SWA cables	H Mineral insulated cables	O - Other
									N/A