

Energy Performance Certificate

Address of dwelling and other details

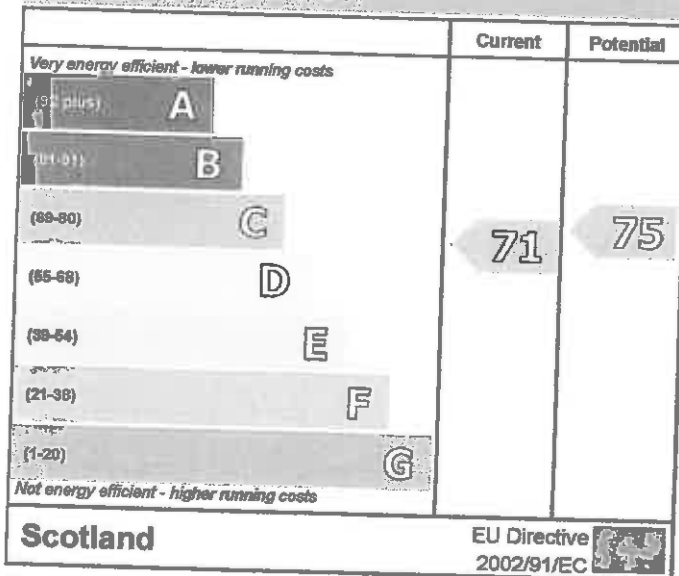
SECOND FLOOR LEFT,
16B KING STREET,
STIRLING,
FK8 1AY

Dwelling type: Mid-floor flat
Name of approved organisation: RICS Protocol for Scotland
Membership number: RICS047505
Date of certificate: 20 March 2010
Reference number: 8110-6527-3000-0551-7996
Type of assessment: RdSAP, existing dwelling
Total floor area: 80 m²
Main type of heating and fuel: Boiler and radiators, mains gas

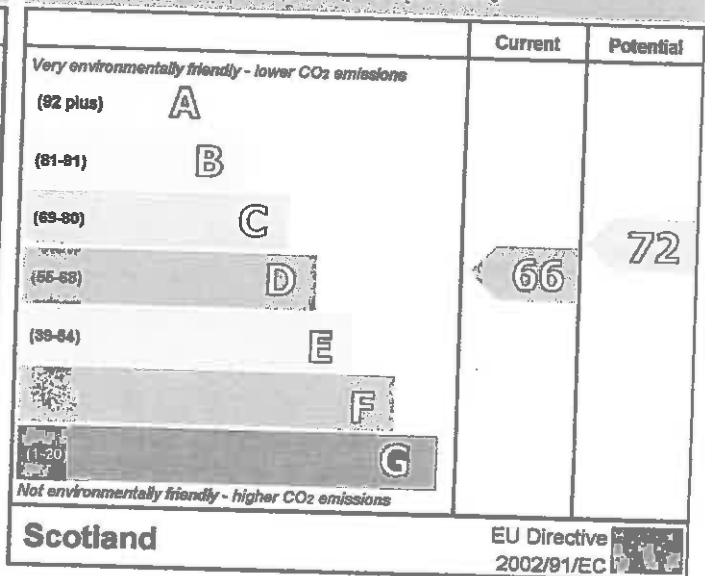
This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Approximate current energy use per square metre of floor area: 234 kWh/m² per year

Approximate current CO₂ emissions: 39 kg/m² per year

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

- | | |
|---|----------------------------|
| 1 Low energy lighting for all fixed outlets | 3 Upgrade heating controls |
| 2 Hot water cylinder thermostat | |

A full energy report is appended to this certificate



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION

Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS Protocol for Scotland. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: Mr. Michael Sherit
 Company name/trading name: Survey Scotland Limited
 Address: Atlantic Chambers, 45 Hope Street, Glasgow, Scotland, G2 6AE
 Phone number: 0800 5677040
 Fax number: 0141 221 4475
 E-mail address: mike@surveyscotland.co.uk
 Related party disclosure: No related party

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	234 kWh/m ² per year	198 kWh/m ² per year
Carbon dioxide emissions	3.1 tonnes per year	2.7 tonnes per year
Lighting	£59 per year	£43 per year
Heating	£404 per year	£379 per year
Hot water	£177 per year	£134 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	Poor	Poor
Roof	(another dwelling above)	-	-
Floor	(other premises below)	-	-
Windows	Partial double glazing	Poor	Poor
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer and room thermostat	Average	Average
Secondary heating	None	-	-
Hot water	From main system, no cylinder thermostat	Average	Average
Lighting	Low energy lighting in 62% of fixed outlets	Good	Good

Current energy efficiency rating

C 71

Current environmental impact (CO₂) rating

D 66

Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. There are none applicable to this home.

Recommended measures to improve this home's energy performance

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£13	C 72	D 67
2 Hot water cylinder thermostat	£50	C 74	C 70
3 Upgrade heating controls	£20	C 75	C 72
Sub-total	£83		
Higher cost measures (over £500)			
4 Replace boiler with Band A condensing boiler	£53	C 78	C 75
Total	£136		
Potential energy efficiency rating		C 78	
Potential environmental impact (CO₂) rating		C 75	

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

5 Replace single glazed windows with low-E double glazing	£31	C 80	C 77
Enhanced energy efficiency rating		C 80	
Enhanced environmental impact (CO₂) rating		C 77	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

2 Cylinder thermostat

A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer. It should be noted that building standards may apply to this work.

3 Heating controls (thermostatic radiator valves)

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

Higher cost measures (typically over £500 each)

4 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

5 Double glazing

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building standards may apply to this work, so it is best to obtain advice from your local authority building standards department.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.
- Close your curtains at night to reduce heat escaping through the windows.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.



TITLE NUMBER STG2469

D 5

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

REAL LIENS and BURDENS and SERVITUDES upon and affecting the said tenement and the ground pertaining to the same and the pertinents thereof, and all conditions of the rights of the respective proprietors therein, and shall be enforceable by any one of them in all time coming.

SCHEDULE relating to 12 to 18 King Street, Stirling

The proportion of all common charges and insurances payable by the proprietors of the undernoted subjects are as follows:-

Subjects	Situation	Address	Proportion of Common Charges
		Shop Basement & Ground	14 King Street 11/48 Floor
Flat 2/R	16 King Street		5/48
Flat 2/L	16 King Street		5/48
Flat 3/R	16 King Street		5/48
Flat 3/L	16 King Street		5/48
Shop Basement, Ground	18 King Street	17/48 & 1st Floor	48/48

**INVENTORY OF
FIXTURES AND FITTINGS
AT
16B KING STREET
STIRLING**

**Taken July 2018
Carol Seymour**

Directors G G Wiseman MRICS IRRV H V S Lawrence MA MRICS C M Seymour MIMgr FCIM
The Wiseman Consultancy Ltd SC181247
Registered office: Thornree, Arnprior, Stirling FK8 3HY
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Stirling FK8 3HY

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Bathroom

- A white plastic waste bin ✓
 - A wall mirror ✓
 - A pine Bathroom shelf unit ✓
 - A grey 3 tier plastic shelf unit ✓
 - A stainless steel towel rail ✓
- The lino fitted to two levels ✓

The Hall

- A ceiling pendant light fitting with bulb ✓
 - A door entry handset ✓
 - An Iron ✓
 - An Ironing board ✓
 - A lilac painted square table with shelf and cupboard below (one door to cupboard missing) ?
- The vinyl as close fitted

Bedroom - Rear Left

- A ceiling pendant light fitting with bulb and shade ✓
 - A divan bed base with interior sprung mattress ✓
 - A Pine chest of 3 drawers ✓
 - A wardrobe with double door ✓
 - A flower patterned curtain ✓
 - A white painted wooden curtain rail with curtain rings ✓
 - A set of bookshelves ✓
 - A glass desk ✓
 - A black chair ✓ (arms were broken when I moved, doesn't need replaced though)
 - A White waste paper bin ✓
- The carpet as close fitted ✓

The Kitchen

- A ceiling pendant light with bulb ✓
- A cream and green striped curtain ✓
- A Tricity Marquis electric cooker with 4 rings, oven and grill ✓
- A domestic Fridge freezer ✓
- A Hoover clothes washer ✓
- A plastic draining tray ✓
- A plastic cutlery and plate tray ✓

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- A grey plastic waste bin ✓
- A wooden handled brush ✓
- A Kettle ✓
- A Toaster ✓
- A Microwave oven ✓
- 2 Pine stools ✓
- 2 Black leather expandable stools × (add: 2 wooden stool)
- A set of black plastic handled utensils ✓
- 1 frying pan ✓
- 2 Saucepans ✓
- Various white plates, cereal bowls, mugs ✓
- 5 glass dishes/bowls ✓
- Cheese grater ✓
- Chopping board white plastic ✓
- Grey bucket and mop ✓
- 12 knives ✓
- 5 forks ✓
- 20 spoons ✓
- 9 teaspoons ✓
- 2 wooden spoons ✓
- A potato masher ✓
- 2 tin openers ✓
- A spaghetti spoon ✓

Sitting area of Kitchen

- 2 black leather rounded armchairs ✓

Sitting Room (Front Bedroom - Right)

- A ceiling pendant light fitting with bulb ✓ (no shade)
- An electric Hoover carpet sweeper X hoover
- A purple pair of curtains on plastic curtain rail ✓
- A divan base with interior sprung mattress and foam ✓
- A black wardrobe with doors off, in cupboard ✓
- A glass desk table ✓
- A pine chest of 3 drawers ✓
- A two seater sofa in brown velour upholstery with 2 loose cushions ✓
- A pouf in brown upholstery with loose cushion ✓
- A pine mirror ✓
- A black chest of drawers ✓

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The carpet as close fitted ✓

In the walk in cupboard

The carpet as close fitted ✓

Bedroom Front - Right

- A ceiling pendant light fitting with bulb and shade ✓
 - A Blue curtains ✓ (not striped)
 - A Chest of 3 drawers ✓
 - A wooden curtain rail with wooden rings ✓
 - A glass kneehole desk ✓
 - A armchair ✓
 - A single bed with interior sprung mattress
- The carpet as close fitted ✓

* * * * *

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Landlord Gas Safety Record

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

Landlord Inspection Service
Aylestone Road
Leicester
Leicestershire
LE2 7QF

Landlord/Agent Details
Mrs Carol Seymour
8
16 King Street
Stirling
FK8 1AY

Property details
16B King Street
Stirling
FK8 1AY

Appliance details						Inspection details					
	Location	Type	Make	Model	Flue type	Operating value (see key below)	Safety device correct operation	Ventilation satisfactory	Flue performance		Visual condition of flue and termination satisfactory
									Flue flow test	Spillage test	
1	LOUNGE	CHB	IDEAL BOIL	CLASSIC SE	ROOM SEALED	13m	Yes	Yes	N/A	N/A	Yes
2											
3											
4											
5											

Details of any defects we found		What we've done	Labelled and warning notice given
1			N/A
2			
3			
4			
5			

This safety record has our engineer's electronic signature: **Engineer name: ROSS DUTHIE / 1958** Date: 14th September 2018

Number of appliances tested: 1 * if Requested to test is NO or Unable to test is YES, please take a look at the back of this certi

It is a legal requirement that this record is kept for at least two years

Key for operating Value
m=Operating Pressure in Millibars (mbars)
l=Gas Rates in Kilowatts (kW)
c=Combustion Ratio CO/CO₂ ('c' will only be displayed where neither 'm' nor 'k' could be recorded i.e. an unmetered gas supply)

Contractor's Registration Number: _____

14th Sept 2018



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FRANCIS MASTERSON PLUMBING & HEATING LTD, Gas Safe No. 518259
PARK COTTAGE, BRIDGE OF ALLAN, FK9 4BB, TEL: 01786-831045, EMAIL: francismasterson2010@gmail.com

LEGIONNAIRES' RISK ASSESSMENT

PROPERTY ADDRESS: 16B King st
DATE OF ASSESSMENT: _____
PROPERTY TYPE: Flat
WORMAN: F Masterson

6. DEAD LEGS AND REDUNDANT PIPEWORK
Are there any dead legs in the property?

7. UNOCCUPIED PROPERTIES
Is the property left unoccupied for periods of time eg student lettings over the summer/xmas holidays?
If YES, location? N/A YES NO

ADVICE TO TENANTS
Has advice been given to the tenants as to the risks of Legionnaires' disease in a domestic setting and their responsibilities to minimise risk?
YES NO

THIS CAN BE DONE BY GIVING THE ADVISE SHEET TO THE TENANT - SHEET LEFT WITH TENANT?
* see advise sheet
YES NO

Risks: shower head in main bathroom
Recommendations: clean every six months

This assessment is complete and should be reviewed regularly (at least once a year) and specifically when there is reason to suspect it is no longer valid.
You should ensure that the recommendations above are implemented and any existing controls maintained.

ASSESSOR PRINT NAME: F M ABERSON

ASSESSOR SIGNED: Francis Masterson

TENANT PRINT NAME: Bethany Goultay

TENANT SIGNED: Bethany Goultay

DATE: 14.12.18

DATE: 14.12.18

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LEGIONNAIRES' RISK ASSESSMENT

PROPERTY ADDRESS: 168 King St PROPERTY TYPE: Flat
 DATE OF ASSESSMENT: 14-07-18 WORKMAN: F Maisteron

Is the tenant, resident or regular visitor particularly susceptible to Legionella due to age, health or lifestyle? NO
 Describe type of cold water system (eg mains feed or storage tank)
 Describe type of hot water system (eg mains feed via combi or from storage tank) Storage tank
Storage tank

1. WATER OUTLET TEMPERATURE
 Is the cold water temperature at outlets below 20 deg C ? YES NO
 Is the hot water temperature above 50 dec C at outlets ? YES NO

2. COLD WATER STORAGE TANKS
 Is there one present? YES NO
 Location AHIC
 Does it have a tight fitting lid? YES NO
 Is the water in the tank clean and free from ruse, debris, scale and organic matter? YES NO
 Is the temperature of the water in the tank below 20 deg C ? YES NO

3. HOT WATER
 Is the temperature on the boiler and/or hot water tank such that the hot water is heated to and store at a temp of 60 deg C ? YES NO

4. LITTLE USED OUTLETS
 Are there any water outlets that are used less than once per week eg guest bathroom?* YES NO
 If YES, location? _____

5. SHOWER HEADS
 Are there any showers in the property?* _____
 All shower heads should be cleaned, disinfected and descaled at least once every 6 months. YES NO
 If YES, location? Main Bathroom

Aerosol productions should be minimised during this process.

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PORTABLE APPLIANCE TESTING (PAT) REPORT/CERTIFICATE

Certificate
reference

Number c 670 / 13876

DETAILS OF CLIENT/LANDLORD

Client/
Address: **16b king street stirling**

DETAILS OF CONTRACTOR AND TESTER

COMPANY NAME **ALEX BREWSTER ELECTRICAL**

ADDRESS **32 MAXWELL PLACE STIRLING**

Tested by **Rose mcraight**

Date **11.12.18**

Retest Date **11.12.19**

Serial Number	Make and model	Location	Voitage (V)	Rating (A)	Fuse rating (A)	Insulation resistance	Earth continuity	Plug, flex and body	OK to use ?
A01	kettle	kitchen	230	13	13	y	Y	y	y
A02	microwave	kitchen	230	13	13	y	y	y	y
A03	fridge/freezer	kitchen	230	13	13	y	Y	y	y
A04	washing machine	kitchen	230	13	13	y	y	y	y
A05	blender	kitchen	230	13	13	y	y	y	y
A06	cd player	kitchen	230	13	13	y	y	y	y
A07	coffee machine	bed 1	230	13	13	y	y	y	y
A08	4 way ext	bed 1	230	13	13	y	y	y	y
A09	table lamp	bed 1	230	3	3	y	y	y	y
A10	heater	bed 2	230	13	13	y	y	y	y
A11	table lamp	bed 2	230	3	3	y	y	y	y
A12	heater	bed 2	230	13	13	y	y	y	y
A13	table lamp	bed 3	230	3	3	y	y	y	y
A14	heater	bed 3	230	13	13	y	y	y	y
A15	hoover	hall	230	13	13	y	y	y	y
A16	hoover	hall	230	13	13	y	y	y	y



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Insurance

paid
3/12/2018

Recommended Property Owners Policy – Royal & Sun Alliance Insurance Plc

Property Owners Annual Premium	£298.89
Insurance Premium Tax	£35.87
Customer Service Charge	£50.00
Total	£384.76

Mid-Term Adjustments and Cancellations

Any charges will be discussed and agreed before being made. Our fees are non-refundable even if you cancel your policy.

Your Insurance Requirements and our Personal Recommendation

Based on the information provided by you, we have assessed the levels of cover and additional cover options you require. We are recommending this policy as it provides the levels(s) of cover and policy features required to meet your individual circumstances which are set out below / in your policy schedule. If any details are incorrect, or your circumstances change, please contact us to discuss your requirements.

Please make one final check that your sums insured/limits of indemnity are adequate as claims payments could be affected if any sums insured are too low.

Your Demands & Needs

Insurer: Royal & Sun Alliance Insurance Plc	
	Sum Insured (£)
Property Owners ⁽¹⁾	
Material Damage - 16B King Street ⁽²⁾	
Buildings ⁽³⁾	
Building	185,425
Contents ⁽⁴⁾	
Content Item - Contents - Landlords	13,829
Business Interruption	
Book Debts	50,000
Liabilities	
Property Owner's Liability	2,000,000
Legal Expenses	100,000



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Directors G G Wiseman MRICS IRRV HV S Lawrence MA MRICS C M Seymour MIMgt FCIM
The Wiseman Consultancy Ltd SC181247

Registered office: Thorntree, Arnprior, Stirling FK8 3EY
In Association with Seymour & Company, Specialist Estate Agents and Surveyors

Energy Performance Certificate

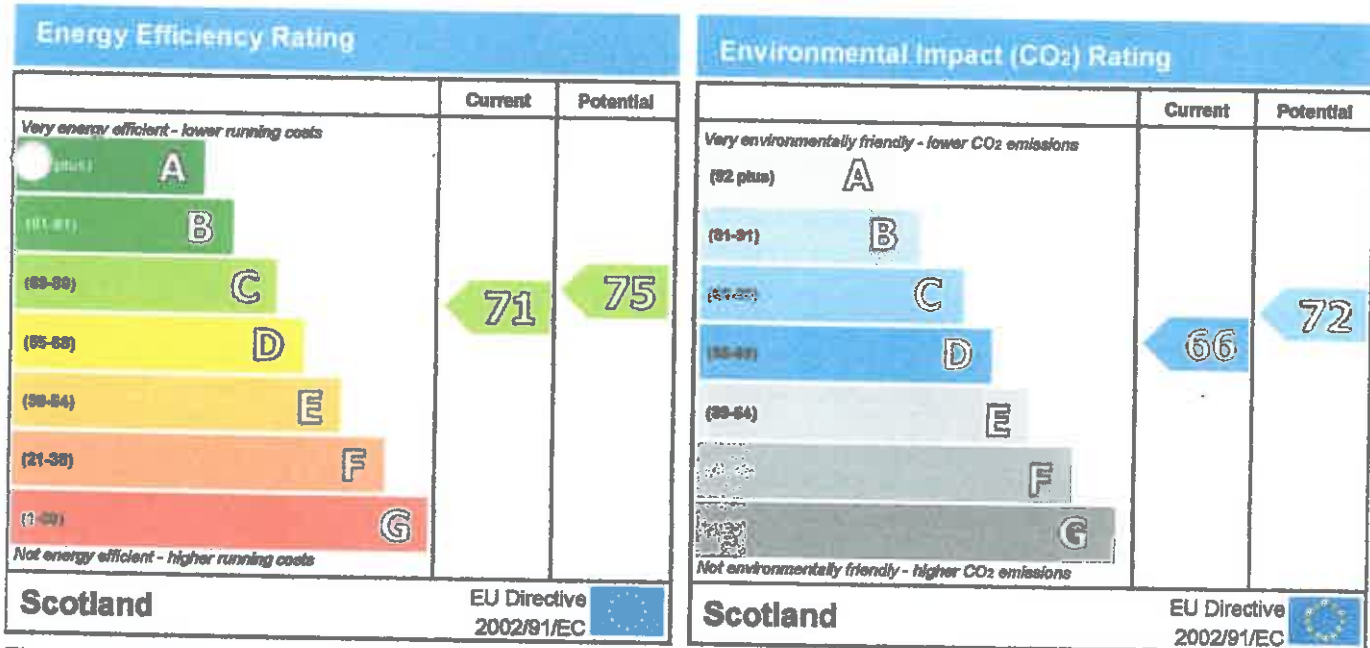
Address of dwelling and other details

SECOND FLOOR LEFT,
16B KING STREET,
STIRLING,
FK8 1AY

Dwelling type: Mid-floor flat
Name of approved organisation: RICS Protocol for Scotland
Membership number: RICS047505
Date of certificate: 20 March 2010
Reference number: 8110-6527-3000-0551-7996
Type of assessment: RdSAP, existing dwelling
Total floor area: 80 m²
Main type of heating and fuel: Boiler and radiators, mains gas

This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to climate change.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the energy bills are likely to be.

Approximate current energy use per square metre of floor area: 234 kWh/m² per year

Approximate current CO₂ emissions: 39 kg/m² per year

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

- | | |
|---|----------------------------|
| 1 Low energy lighting for all fixed outlets | 3 Upgrade heating controls |
| 2 Hot water cylinder thermostat | |

A full energy report is appended to this certificate



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION



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This Certificate confirms that your Landlord or Letting Agent has lodged your deposit with mydeposits Scotland, a government approved Tenancy Deposit Scheme. By lodging the deposit and providing this Certificate your Landlord/Agent is complying with the majority of their obligations under Tenancy Deposit Schemes (Scotland) Regulation 2011. Please see the reverse of this Certificate to see the full Regulation 42 requirements. Further information relating to the deposit protection is available in our About Deposit Protection for Tenants - Reg 41 (Information for Tenants) leaflet which should have been provided with this Certificate. If you have not received it, the leaflet can be found on www.mydepositsScotland.co.uk in the Tenant section. Your deposit will be safeguarded by mydeposits Scotland for the duration of the tenancy and returned once you and your Landlord/Agent authorise its release.

This Certificate has four sections:

1. Advice to Tenants
2. Protection Details
3. Key details of The Tenancy Deposit Schemes (Scotland) Regs 2011 - Reg 42.
4. The end of your Tenancy

Section 1 - Advice to Tenants:

A Landlord must protect all relevant tenancy deposits unless a Letting Agent is instructed to protect the deposit by the Landlord.

The tenancy deposit protection legislation is retrospective. This means that all existing relevant deposits must be protected as well as future deposits.

At the end of the tenancy you will need your Deposit Release Code to authorise the release of the deposit. Your Landlord/Agent also has a Release Code. Please keep your code safe and do not reveal it to anyone, including your Landlord/Agent. We can issue a new code if you have lost your existing one.

Full details of the Scheme are contained in our Terms and Conditions available at www.mydepositsScotland.co.uk.

Section 2 - Protection Details

Certificate Number: DPC187044
 Amount of Deposit Protected: £1,100.00
 Property Address: 16b King Street, Stirling, Stirlingshire, FK9 1JY
 Landlord/Agent Name: Carol Seymour
 Landlord/Agent Address: Thornzee Kippen Stirling Stirlingshire FK9 3EY
 Tenants: Clara Foley
 Other Tenants: Ruby Mair, Bethany Gouvier
 Landlord Name: Carol Seymour
 Status of Landlord Registration: Applying
 Landlord Registration Number: 182409/890/20180
 Date deposit collected from the Tenant: 02/07/2018
 Date deposit received by mydeposits Scotland: 06/07/2018
 Start Date of Fixed Term Tenancy: 01/07/2018
 End Date of Fixed Term Tenancy: n/a

Landlord/Agent signature:
 Print Name:

Tenant/Lead Tenant signature:
 Print Name:

IMPORTANT: The Scheme requires that this Certificate be signed by both the Landlord/Agent and Tenant/Lead Tenant to confirm that the information stated above is accurate to the best of both parties knowledge. If the information is incorrect the Scheme must be informed immediately.

Signature of Edward Hecker (Chief Executive Officer of mydeposits Scotland)



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Section 3 - Key details of The Tenancy Deposit Schemes (Scotland) Regulations 2011 - Regulation 42

As well as lodging your deposit with a government approved tenancy deposit scheme, the Regulations also require your Landlord/Letting Agent to provide you with specific information regarding the deposit protection. We assist your Landlord/Agent by providing the majority of the Regulation 42 in this Certificate and in the leaflet 'About Deposit Protection for Tenants - Reg 41 (Information for Tenants)'. It is the responsibility of the Landlord/Agent to provide you with both documents within 30 working days of the deposit being protected. We are not responsible for your Landlord/Agent's failure to provide the documents.

At the end of the tenancy you and your Landlord/Agent should discuss any necessary deductions to the deposit. If you believe that any proposed deductions are unfair you can use our free Alternative Dispute Resolution (ADR) Service to resolve your dispute.

- Please note that we are unable to fulfil the requirements in paragraphs (d) and (f) as explained below. Your Landlord/Agent must provide these details.

Requirement:	How met:
(a) Confirmation of the amount of the tenancy deposit paid by the Tenant and the date on which it was received by the Landlord	Provided on this Certificate.
(b) The date on which the deposit was paid to mydeposits Scotland.	Provided on this Certificate.
(c) The address of the property to which the tenancy deposit relates.	Provided on this Certificate.
(d) A statement that the Landlord is, or has applied to be entered on, the register maintained by the local authority under Section 82 (Registers) of the Antisocial Behaviours etc. (Scotland) Act 2004.	The Landlord registration number is provided on the Certificate, however we are unable to verify the validity of the number or whether the registration has expired, terminated or been cancelled. The registration details are sent by the Scheme to the relevant registering authority who may take any appropriate enforcement action. Where the registration is a pending application, we will still protect the deposit and continue to do so even if the application is rejected. A Tenant can independently check if the Landlord or Agent is registered by checking the local authority where the rental property is located.
(e) The name and contact details of the Scheme Administrator of the tenancy deposit scheme to which the tenancy deposit was paid.	mydeposits Scotland is administered by HPS plc, T/A Hamilton Fraser Insurance (The Scheme Administrator), mydeposits Scotland, Ground Floor, Magnumkaur House, Station Road, New Bannock, Marfordshire GNS 1N2. Tel 0845 634 5400 • Fax 0854 634 5409 • info@mydepositsScotland.co.uk
(f) The circumstances in which all or part of the tenancy deposit may be retained at the end of the tenancy, with reference to the tenancy agreement.	We are unable to provide this; however this should be within the relevant tenancy agreement you have signed.

Section 4 - The end of your Tenancy:

Please check the leaflet 'Deposit Protection for Tenants - Reg 41 (Information for Tenants)' for further information on the deposit release process or dispute resolution. Further information can also be found on our website www.mydepositsScotland.co.uk.

mydeposits
Scotland.co.uk



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C814



* WANTED PROPERTY SHOULD BE TESTED *
EVERY SIX MONTHS

Certificate of [redacted] and Commissioning of a Smoke/Heat Alarm System to Grade D, E or F as defined in BS 5839-6: 2013

Certificate of [redacted] commissioning* of fire detection and fire alarm system at:

Address: 16^B KING STREET

STRUNG FK.8 SEY

It is certified that the fire detection and fire alarm system at the above address complies with the recommendations of BS 5839-6: 2013 for design, installation and commissioning of a Category LD2, Grade D system, other than in respect of the following variations:*

Brief description of areas protected (only applicable to Category LD2 systems):

KITCHEN, LOUNGE, HALL, BEDROOMS x 2

The entire system has been tested for satisfactory operation in accordance with the recommendations of 23.3p) of BS 5839-6: 2013*

The requirements of paragraph p) section i) of Clause 23.3 have not been performed, having been substituted by following the Inspection and Testing Procedure recommendations contained within the Siting and Installation Instructions supplied by the manufacturer of the smoke/heat alarms installed

Instructions in accordance with the recommendations of Clause 24 of BS 5839-6: 2013 have been supplied to:*

Signed... James Adams Date 22/1/2019

For and on the behalf of... ALEX SWEETHEART ELECTRONICS LTD

***Where design, installation and commissioning are not all the responsibility of a single organisation or person, the relevant words should be deleted. The signatory of the certificate should sign only as confirmation that the work for which they have been responsible complies with the relevant recommendations of BS 5839-6: 2013. A separate certificate(s) should then be issued for other work.**

This certificate may be required by an authority responsible for enforcement of fire safety legislation, such as the building control authority or housing authority. The recipient of this certificate might rely on the certificate as evidence of compliance with legislation. Liability could arise on the part of any organisation or person that issues a certificate without due care in ensuring its validity.





STIRLING FIRE PROTECTION LTD

Quality Equipment maintained to British Standards



Certificate of Inspection

Mrs C Seymour HMO
16B King Street Top Left
Stirling FK8 1AY
Mrs Seymour Snr 01786 870710
9 3
SEYMOU01

SERVICE DATE JAN 2019 EXPIRY JAN 2020

The Fire Extinguishers were serviced in accordance with BS 5306 3.
This is in compliance with the Fire Precautions (Workplace)
Regulations 1997 and the Fire (Scotland) Act 2005.

Technician's Name GAVIN BEECH

Technician's Signature G Beech

Tick if non conforming equipment is left on site (*see over*)
For extinguisher locations see over or location report

Monthly inspections should be carried out by the user to ensure
that the extinguishers are in the correct locations, Pins and Seals are in place.
No apparent damage to the extinguisher and the gauge (if fitted)
is in the green sector

Every 5yrs. - 2017

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

DPN7/0623848

ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

Issued in accordance with British Standard 7671 - Requirements for Electrical Installations by an Approved Contractor or Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU5 5ZX.

Leisure Accommodation Vehicle Modular dwelling Transportable unit

EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

AS DETAILED IN PAGE 6 OF 6
Agreed limitations including the reasons, if any, on the inspection and testing:

Agreed with:

Operational limitations including the reasons (see page No. 1)

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

SUMMARY OF THE CONDITION OF THE INSTALLATION

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

PVC/PVC CASING IN ALL CONDORON

Summary of the condition of this installation continued on additional pages? No Yes Specify page No(s):

Overall assessment of the installation: **SATISFACTORY / APPROPRIATE**
Delete as appropriate

* An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that further investigation without delay (F1) is required

Contractor's Reference Number

CRN/ A 319

TYPE OF INSTALLATION

Domestic dwelling Highway Installation

DETAILS OF THE CLIENT

Client:

CAROL SEYMOUR

Address:

Postcode:

PURPOSE OF THE REPORT

Purpose for which this report is required:

TO DETERMINE THE CONDITION OF THE INSTALLATION

Date(s) on which inspection and testing were carried out:

12/9/2017

DETAILS OF THE INSTALLATION

Occupier:

UNKNOWN

Address:

16 B KING STREET STALWORTH

Postcode:

Estimated age of the electrical installation:

+16 years

Evidence of alterations or additions

If yes, estimated age +5

Date of previous inspection:

Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No.

Records of installation available:

Records held by:

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2). This report is based on the model forms shown in Appendix 6 of BS 7671. Published by Carisure LLP. Carisure LLP operates the ELECSA & NICEIC brands. © Copyright Carisure LLP (July 2015)

Original (To the person ordering the work)



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ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

APPROVED CONTRACTOR

OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations at page 1:

There are no items adversely affecting electrical safety or The following observations and recommendations for action are made

Code †

Observation(s) include reference location as appropriate

Item No

1

We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by your signature below), particulars of which are described on page 1, 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 of the installation and the limitations on the inspection and testing.

We further declare that in your judgement, the overall assessment of the installation in terms of its suitability for continued use is **SATISFACTORY** *Delete as appropriate*

at the time the inspection was carried out, and that it should be further inspected as recommended within the time interval given below.

* An 'Unsatisfactory' assessment indicates that dangerous (CODE C1) and/or potentially dangerous (CODE C2) conditions have been identified, or that further investigation without delay (FI) is required

INSPECTION, TESTING AND ASSESSMENT BY:

Signature: *James Adamson*

Name (CAPITALS): **JAMES ADAMSON**

Position: **ELECTRICIAN**

Date: **12/19/2017**

REPORT REVIEWED AND CONFIRMED BY:

Signature: *A. Cowie*

Name (CAPITALS): **ALISTER C. COWIE**

(Registered Qualified Supervisor for the Approved Contractor)

Date: **13/9/2017**

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

FIVE YEARS OR SHORTER NEW INSTALLATION

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

provided that any items which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or FI (further investigation required without delay) are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable.

Additional pages?	No	Yes	Specify page No(s)	Immediate remedial action required for items:
†			One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action:	Urgent remedial action required for items:
Code C1			'Danger present'. Risk of injury. Immediate remedial action required.	Further investigation required without delay for items:
Code C2			'Potentially dangerous'. Urgent remedial action required.	Improvement recommended for items:
Code C3			'Improvement recommended'.	
Code FI			'Further investigation required without delay'.	

Please see the reverse of this page for guidance regarding the Classification codes.



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APPROVED CONTRACTOR

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ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

SUPPLY CHARACTERISTICS

Tick boxes and enter details, as appropriate

System type(s)	Nature of supply parameters	Characteristics of primary supply overcurrent protective device(s)
TN-S	Number of sources: 0/3/2 Nominal voltage(s): U ⁽ⁿ⁾ 230 V Nominal frequency, f ⁽ⁿ⁾ : 50 Hz	BS(EN): 88 Short-circuit capacity: kA ✓
TN-C-S	Single-phase Prospective fault current, I _{pf} (kA): 1.4 3-phase Prospective fault current, I _{pf} (kA): KA	Type: 80 A Confirmation of supply polarity: ✓
TT		

PARTICULARS OF INSTALLATION AT THE ORIGIN

Tick boxes and enter details, as appropriate

Means of earthing	Details of installation earth electrode (where applicable)	Main Switch/Switch-Fuse/Circuit-Breaker/RCD
Distributor's facility: ✓	Location: A	Type: 60947-3 Voltage rating: 240 V
Installation earth electrode: A	Method of measurement: A	No of poles: TLU Rated current, I _n : 100 A
Earthing conductor	Main protective bonding conductors and bonding of extraneous-conductive-parts	Supply conductors material: COPPER RCD operating current, I _{Δn} : A Supply conductors csa: 25.0 mm ² RCD operating time (at I _{Δn}): A Rated time delay: 0.4 ms
Conductor material: COPPER	Conductor csa: 10.0 mm ²	
Conductor continuity/verified: ✓	Water installation pipes: ✓	
Location (where not obvious): ✓	Oil installation pipes: 1	
	Gas installation pipes: ✓	

VEHICLE DETAILS

Tick boxes and enter details as appropriate

pe	Static	Motorhome	Model	Registration (motorhome)	VIN

PARTICULARS OF VEHICLE INSTALLATION OR TRANSPORTABLE UNITS

Tick boxes and enter details as appropriate

Hook-up connection	System type TT	Means of earthing	Earthing and protective bonding conductors
For direct connection: <input type="checkbox"/>	System type TN-S: <input type="checkbox"/> TN-C-S*: <input type="checkbox"/>	Installation earth electrode details: <input type="checkbox"/>	Conductor material: Conductor material
Types (e.g. rod(s), tapes):	* Connection to a TN-C-S system requires supervision (see regulation 717.411.4)	Method of measurement: Ω	Conductor csa: mm ²
Electrode resistance, R _A : Ω	Measured earth fault loop impedance, Z _e : Ω	Location: U	Connection/continuity verified: mm ²
Location: U	Maximum permitted load: kVA/Amps		Conductor csa: mm ²
Nominal voltage(s): U_n	U₀		Conductor csa: mm ²

TRANSPORTABLE UNIT DETAILS

Tick boxes and enter details as appropriate

System type TT	System type TN-S	System type TN-C-S*	Earthing conductor (for static vehicles or transportable units)	Conductor material	Conductor csa	Connection/continuity verified
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chassis	Conductor material	Conductor csa	Connection/continuity verified
			Water service	Conductor material	Conductor csa	Connection/continuity verified
			Gas service	Conductor material	Conductor csa	Connection/continuity verified

These 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.

Certificate is based on the model forms shown in Appendix 6 of BS 7871. Published by the Electrical Contractors Association of South Africa.



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DPN7/ 0623848

APPROVED CONTRACTOR

ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

MEMBER OF NICEIC APPROVED CONTRACTOR



Enrolment number: (Essential information)

017635

Trading title: **ALEX DANLUSTON ELECTRICAL LTD**
 Address: **32 MAXWELL PLACE STALING**

Telephone number: **01786 475851**
 Postcode: **FL8 1SU**

Branch number: (if applicable)
 Email address: **info@alexandluston.co.uk**

SCHEDULE OF INSPECTIONS

Item	Description	Outcome*	Item Description	Outcome*	Item Description	Outcome*
1.0	Condition/adequacy of distributor's/supply intake equipment†	✓	4.0 Consumer unit(s)	✓	4.23 Confirmation that ALL conductor connections, including connections to busbars are correctly located in terminals and are tight and secure	✓
1.1	Service cable	✓	4.1 Adequacy of working space or access to consumer unit	✓	5.0 Distribution/final circuits	✓
1.2	Service head	✓	4.2 Security of fixing	✓	5.1 Identification of conductors	✓
1.3	Distributor's earthing arrangement	✓	4.3 Condition of enclosure(s) in terms of IP rating	✓	5.2 Cables correctly supported throughout their length	✓
1.4	Meter tails - Distributor/Consumer	✓	4.4 Condition of enclosure(s) in terms of fire rating	✓	5.3 Condition of insulation of live parts	✓
1.5	Metering equipment	✓	4.5 Enclosure not damaged/deteriorated so as to impair safety	✓	5.4 Non-sheathed cables protected by enclosure in conduit, ducting or trunking (including confirmation of the integrity of conduit and trunking systems)	✓
1.6	Means of main isolation (where present)	✓	4.6 Presence of linked main switch	✓	5.5 Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓
2.0	Presence of adequate arrangements for other sources (microgenerators etc)		4.7 Operation of main switch (functional check)	✓	5.6 Adequacy of protective devices; type and rated current for fault protection	✓
2.1	Adequate arrangements where a generating set operates as a switched alternative to the public supply	A	4.8 Main switch capable of being secured in the OFF position	✓	5.7 Presence and adequacy of circuit protective conductors	✓
2.2	Adequate arrangements where a generating set operates in parallel with the public supply	A	4.9 Operation of circuit-breakers and RCDs to prove disconnection (functional check)	✓	5.8 Co-ordination between conductors and overboard protective devices	✓
2.3	Presence of alternative/additional supply warning notice(s)	A	4.10 Correct identification of circuits and protective devices	✓	5.9 Wiring system(s) appropriate for the type and nature of the installation and external influences	✓
3.0	Earthing and bonding arrangements		4.11 Presence of RCD test notice at or near consumer unit	✓	5.10 Cables installed under floors, above ceilings, in walls / partitions, adequately protected against damage	✓
3.1	Presence and condition of distributor's earthing arrangement	✓	4.12 Presence of non-standard (mixed) cable colour warning notice at or near consumer unit	✓	• installed in prescribed zones. Extent and limitations	✓
3.2	Presence and condition of earth electrode connection	A	4.13 Presence of alternative or additional supply warning notice at or near consumer unit	✓	• incorporating earthed armour or sheath, or installed within earthed wiring system, or otherwise protected against mechanical damage by nails, screws and the like (see Extant and limitations)	A
3.3	Confirmation of adequate earthing conductor size	✓	4.14 Presence of next inspection recommendation label	A	5.11 Provision of additional protection by RCD not exceeding 30 mA	✓
3.4	Accessibility and condition of earthing conductor at Main Earthing Terminal (MET)	✓	4.15 Presence of other required labelling (please specify)	A	• for all socket-outlets of rating 20 A or less	✓
3.5	Confirmation of adequate main protective bonding conductor sizes	✓	4.16 Examination of protective device(s) and base(s), correct type and rating (no signs of unacceptable thermal damage, arcing or overheating)	✓	• for mobile equipment not exceeding a rating of 32A for use outdoors	A
3.6	Accessibility and condition of main protective bonding conductor connections	✓	4.17 Single-pole switching or protective devices in the line conductors only	✓	• for cables installed in walls or partitions at a depth of less than 50 mm	✓
3.7	Accessibility and condition of other protective bonding connections	✓	4.18 Protection against mechanical damage where cables enter consumer unit	✓	• for cables installed in walls / partitions containing metal parts regardless of depth	✓
3.8	Provision of earthing and bonding labels at all appropriate locations	✓	4.19 Protection against electromagnetic effects where cables enter metallic consumer unit/enclosure	✓	• fighting of bus shelters, telephone kiosks, town plans and the like	A

† Where inadequacies in distributor's equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority
 ‡ Older installations designed prior to BS 7671: 2008 may not have been provided with RCDs for additional protection.

* All boxes must be completed.
 ✓ indicates Acceptable condition
 N/A indicates Not applicable
 Improvement recommended state C3 exists)
 † Further investigation required without delay state FI (to determine whether danger or potential danger exists)
 ‡ Where inadequacies in distributor's equipment are encountered, it is recommended that the person ordering the report informs the appropriate authority
 ‣ Older installations designed prior to BS 7671: 2008 may not have been provided with RCDs for additional protection.
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ELECTRICAL INSTALLATION CONDITION REPORT FOR SMALL INSTALLATIONS NOT EXCEEDING 100 A

Item Description	Outcome*	Item Description	Outcome*	Item Description	Outcome*
5.12 Provision of fire barriers, sealing arrangements and protection against thermal effects	✓	7.0 Current-using equipment (Permanently connected)	✓	9.0 Other special installations or locations - Part 7a	Outcome*
5.13 Band II cables segregated/separated from Band I cables	✓	7.1 Condition of equipment in terms of IP rating	✓	9.1 List of all other special installations or locations, if any, present. (Record the results of any particular inspection and append separately).	✓
5.14 Cables segregated/separated from communications cabling	✓	7.2 Equipment does not constitute a fire hazard	✓	<div style="background-color: #800000; color: white; padding: 5px; text-align: center;"> SCHEDULE OF ITEMS INSPECTED PARTICULAR TO A LEISURE ACCOMMODATION VEHICLE OR A TRANSPORTABLE UNIT </div>	
5.15 Cables segregated/separated from non-electrical services	✓	7.3 Enclosure not damaged/deteriorated so as to impair safety	✓		
5.16 Termination of cables at enclosures (extent of sampling indicated on page 1 of the report)	✓	7.4 Suitability for the environment and external influences	✓		
• Connections soundly made and under no undue strain	✓	7.5 Security of fixing	✓		
• No basic insulation of a conductor visible outside enclosures	✓	7.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire <i>List number and location of luminaires inspected. (Separate page)</i>	✓		
• Connections of live conductors adequately enclosed	✓	7.7 Recessed luminaires (downlighters)	✓		
• Adequately connected at point of entry to enclosure (glands, bushes etc.)	✓	• correct type of lamps fitted	✓		
5.17 Condition of accessories including socket-outlets, switches and joint boxes	✓	• installed to minimise build-up of heat by use of 'fire rated' fittings, insulation displacement box or similar	✓		
5.18 Suitability of accessories for external influences	✓	• no signs of overheating to surrounding building fabric	✓		
5.19 Adequacy of working space / accessibility to equipment	✓	• no signs of overheating to conductors/terminations	✓		
5.20 Single-pole devices for switching or protection in line conductors only	✓	8.0 Location(s) containing a bath or shower	✓		
6.0 Isolation and switching (isolation, switching off for mechanical maintenance and functional switching)	✓	8.1 Additional protection by RCD not exceeding 30 mA	✓		
6.1 In general	✓	• for low voltage circuits serving the location	✓		
• presence and condition of appropriate devices	✓	• for low voltage circuits passing through Zone 1 and Zone 2 not serving the location	✓		
• correct operation verified	✓	8.2 Where used as a protective measure, requirements for SELV or PELV are met	✓		
6.2 For isolation and switching for mechanical maintenance only	✓	8.3 Shaver sockets comply with BS EN 61559-2-5 formerly BS 3535	✓		
• capable of being secured in the OFF position where appropriate	✓	8.4 Presence of supplementary bonding conductors unless not required by BS 7671: 2008	✓		
• acceptable location - state if local or remote from equipment being controlled where appropriate	✓	8.5 Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	✓		
• clearly identified by position and/or durable marking(s)	✓	8.6 Suitability of equipment for external influences for installed location in terms of IP rating	✓		
6.3 For isolation only	✓	8.7 Suitability of equipment for installation in a particular zone	✓		
• warning label(s) posted in situations where live parts cannot be isolated by the operation of a single device	✓	<p>5 Note: Older installations designed prior to BS 7671:2008 may not have been provided with RCDs for additional protection</p>			

SCHEDULES AND ADDITIONAL PAGES

Schedule of Inspections	Page(s) No 4, 5	Additional pages, including data sheets for additional source(s)	Page No(s)	Schedule of Circuit Details for the Installation	Page No(s)	6
		Special installations or locations:	Page No(s)	Schedule of Test Results for the Installation	Page No(s)	6
<p>The pages identified are an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above</p>						
<p>* All boxes must be completed. ✓ indicates Acceptable condition LMM indicates a Limitation N/A indicates Not applicable Unacceptable condition state C1 or C2 Improvement recommended State C3</p>						
<p>Further investigation required without delay state F1 (to determine whether danger or potential danger exists)</p>						
<p>Outcome Provide additional comment where appropriate on attached numbered sheets. C1, C2, C3 and F1 coded items to be recorded in Page 2 of the report.</p>						



*Specialist Property Consultants
and Corporate Real Estate Agents
to the Scottish Healthcare Industries*

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"A Positive step forward in professionalism"

Directors G G Wiseman MRICS IRRV HV S Lawrence MA MRICS C M Seymour MIMgt FCIM
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CIRCUIT DETAILS

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

TEST RESULTS

Circuit number	Circuit designation	Type of wiring (see code)	Reference method (see Appendix 4 of BS 7671)	Number of points served	Circuit conductors used		Overcurrent protective devices				Circuit impedance (Ω)			Insulation resistance				Prospective fault current at consumer unit	RCD	Designation of consumer unit						
					Live (mm ²)	cpc (mm ²)	BS (EN)	Rating (A)	Type	Sensitivity (mA)	RCD type	Rating (kA)	Final final circuits only (measured and to unit)		Line/Line (MΩ)	Line/Earth (MΩ)	Line/Earth (MΩ)				Polarity	Minimum measured earth fault impedance, Z _s (Ω)	at 1.0s (ms)	at 5.0s or equivalent (ms)		
													R _s (Line)	R _e (Neutral)												
1	COOLERS	A	102	1	6.0	2.5	0.4	60998	B	32	6	A	1.03	A	A	0.01	A	299	299	299	✓	0.26	A	A	A	
4	SEED + LITCHES	SOCKETS	A	102	4	2.5	1.5	0.4	60998	D	32	6	30	1.08	0.24	0.26	0.14	A	299	299	299	✓	0.51	40.1	14.2	✓
5	MULTI-CONCRETE	SOCKETS	A	102	9	2.5	1.5	0.4	60998	D	32	6	30	1.08	0.42	0.21	0.11	A	299	299	299	✓	0.28	40.1	14.2	✓
8	EM UT, SMOKE DET	LIGHTS	A	102	15	1.0	1.0	0.4	60998	D	6	6	30	3.32	A	A	1.18	A	299	299	299	✓	1.36	332	14.4	✓
9	SHOWERS		A	102	1	6.0	2.5	0.4	60998	G	40	6	30	0.17	A	A	0.07	A	299	297	299	✓	0.24	38.7	14.4	✓
10	WATER HEATING		A	102	1	2.5	1.5	0.4	60998	S	16	6	30	2.18	A	A	0.12	A	299	299	299	✓	0.29	38.7	14.4	✓

Location of consumer unit	Multi-function	Insulation resistance	Continuity	Earth electrode resistance	Earth fault-loop impedance	RCD
MULTI ABOVE TO DOOR	CM 500					
TEST INSTRUMENTS			TEST INSTRUMENTS (serial numbers) used			
Prospective fault current at consumer unit			1.4 kA			

Code	Material
A	Thermoplastic insulated cables
B	Thermoplastic cables in non-metallic conduits
C	Thermoplastic cables in metallic conduits
D	Thermoplastic cables in non-metallic trunking
E	Thermoplastic cables in metallic trunking
F	Thermoplastic SMA cables
G	Thermoplastic/SMA cables
H	Thermoplastic/SMA cables
I	Thermoplastic/SMA cables
J	Thermoplastic/SMA cables
K	Thermoplastic/SMA cables
L	Thermoplastic/SMA cables
M	Thermoplastic/SMA cables
N	Thermoplastic/SMA cables
O	Other - please state

Original (To the person ordering the work)



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Alex Brewster Ltd

Electrical Contractor

Electrical Lighting, Heating and Power Installation

C 814 ✓



Emergency Lighting Inspection & Testing



ADDRESS

16B KING STREET
STIRLING

TYPE OF EMERGENCY LIGHT

NM 3 hrs

M 3 hrs

TEST DURATION

1 hr

2 hr

3 hr

SATISFACTORY



UNSATISFACTORY



CERTIFIED BY

Name

JAMES ADAMSON

Signature

James Adamson

Date

22/1/2019

NEXT TEST DUE

22/7/2019



RENTED PROPERTIES SHOULD
BE TESTED EVERY
6 MONTHS



32 Maxwell Place, Stirling, FK8 1JU

Telephone: 01786 473851

Fax: 01786 474825 (2 Lines)

Email: info@alexbrewsterelectrical.com

www.alexbrewsterelectrical.com

Directors: Mr N Giannandrea & Mr M Giannandrea

TENANT INFORMATION PACK

Acknowledgement form

Property address: 16B KING STREET

Tenancy type: SHORT ASSURED

Tenancy period: 1 year

Name and address of landlord (or letting agent if applicable):

Carol Seymour
11 Hawthorn, ALPHINGTON, STAINING FISSEY

Landlord registration number: 182409/390/20180

By the time your tenancy begins, the landlord must give you the following documents:

- Tenancy agreement
- Gas Safety Certificate (if applicable, e.g. if you have a gas boiler)
- A copy of the record of the electrical safety inspection
- Tenant Information Pack (see attached)

Also, if you are signing up to a short assured tenancy, the landlord must give you the following before the tenancy is created:

- Ⓢ AT5 form

Declaration

I confirm that I have given the tenant all the above documents.

Landlord/ letting agent signature: Carol Seymour

Date: 16/01/2019

I confirm that I have received all the above documents.

Tenant signature: *Bethani Gourlay, Ciara Foley, Ruby Moir*

Date: 16/01/2019

If the property is occupied entirely by full-time students, you are exempt from council tax. You must apply to your local council's Revenues and Benefits department for your exemption.

2.5 Number of people who may live at the property

Only those allowed to live at a property by the tenancy agreement should occupy it. If too many people live there, meaning it is overcrowded, the council may take steps to prevent the overcrowding continuing.

Houses or flats occupied by three or more unrelated persons are called houses in multiple occupation (HMOs). Your local council will have told your landlord the maximum number of people allowed in an HMO.

How is 'overcrowding' defined?

The number of people who may live in a property depends on the number and size of the rooms, and the characteristics of the people. Living rooms and bedrooms are counted as rooms, but not the kitchen or bathroom. There is a room standard and a space standard.

Room standard

The room standard is broken when people of opposite sexes, who are not living together as a couple, have to sleep in the same room. This does not apply to children under 10. The number of people of the same sex who can sleep in one room is limited by the size of the room.

Space standard

The space standard limits the number of people who can occupy a property, relative to both the number and the floor area of the rooms available as sleeping accommodation.

You can get more information on overcrowding from a Shelter Scotland advice centre, Citizens Advice or your local council.

2.6 Repairing Standard

Your landlord must carry out a pre-tenancy check of your property to identify work required to meet the Repairing Standard (described below) and notify you of any such work. Your landlord also has a duty to repair and maintain your property from the tenancy start date and throughout the tenancy. This includes a duty to make good any damage caused by doing this work. On becoming aware of a defect, your landlord must complete the work within a reasonable time.

A privately rented property must meet the Repairing Standard as follows: