Energy Performance Certificate (EPC)

Dwellings

Scotland

16 SWALLOW BRAE, LADYWELL, LIVINGSTON, EH54 6GZ

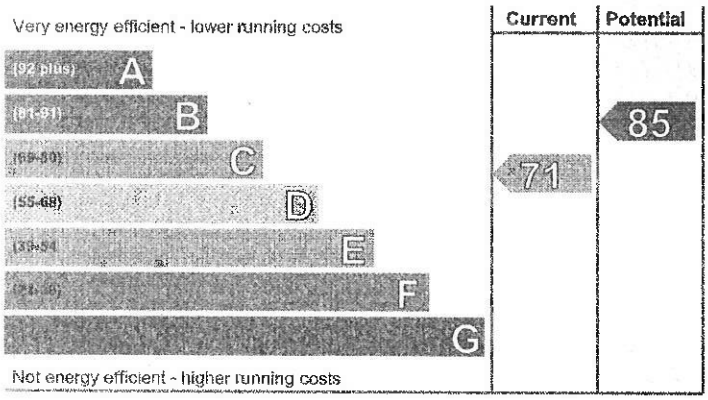
Dwelling type:	Mid-floor flat	**Reference number:**	7008-1000-1206-8871-2904
Date of assessment:	30 June 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	30 June 2019	**Approved Organisation:**	Elmhurst
Total floor area:	63 m²	**Main heating and fuel:**	Room heaters, electric
Primary Energy Indicator:	217 kWh/m²/year		

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 CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£2,250**	See your recommendations report for more information
Over 3 years you could save*	**£1,062**	

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

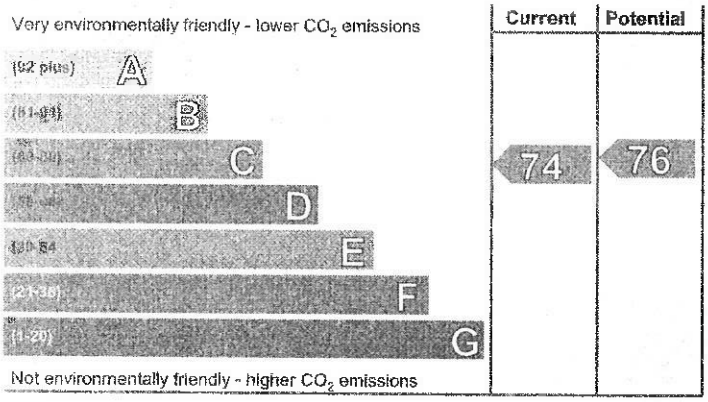


Energy Efficiency Rating

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 C (71)**. 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.



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (74)**. 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 Increase hot water cylinder insulation	£15 - £30	£126.00
2 Low energy lighting	£55	£87.00
3 High heat retention storage heaters	£1,200 - £1,800	£852.00

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.

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. '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.

Element	Description	Energy Efficiency	Environmental
Walls	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆	★★☆☆☆
Main heating controls	Programmer and appliance thermostats	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆	★★☆☆☆
Lighting	No low energy lighting	★☆☆☆☆	★☆☆☆☆

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 37 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.3 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.2 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£816 over 3 years	£528 over 3 years	You could save £1,062 over 3 years
Hot water	£1,116 over 3 years	£483 over 3 years	
Lighting	£318 over 3 years	£177 over 3 years	
Totals	£2,250	£1,188	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

	Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Increase hot water cylinder insulation	£15 - £30	£42	C 72	C 75
2	Low energy lighting for all fixed outlets	£55	£29	C 74	C 76
3	High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£284	B 85	C 76

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

energy saving trust

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Hot water cylinder insulation

Increasing the thickness of existing insulation around the hot water cylinder will help to maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. An additional cylinder jacket or other suitable insulation layer can be used. The insulation should be fitted over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

2 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting).

3 High heat retention storage heaters

Modern storage heaters are less expensive to run than the direct acting, on-peak heating system in the property. A dual-rate electricity supply is required to provide the off-peak electricity that these heaters use; this is easily obtained by contacting the energy supplier. Ask for a quotation for high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the national wiring standards. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified electrical heating engineer. Ask the engineer to explain the options, which might also include switching to other forms of electric heating.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	1,603	N/A	N/A	N/A
Water heating (kWh per year)	2,194			

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Fraser Graham
Assessor membership number:	EES/018964
Company name/trading name:	Fraser Graham
Address:	44 Ennis Park West Lothian Polbeth EH55 8TW
Phone number:	07584246322
Email address:	fraser.graham@warmworks.co.uk
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT

Requirements For Electrical Installations - BS 7671 IET Wiring Regulations

Certificate Reference:

DETAILS OF THE PERSON ORDERING THE REPORT

Client: lee Cairney

Address: 16 Swallow Brae, Livingston, EH54 6GZ

REASON FOR PRODUCING THIS REPORT

Reason for producing this report:

Landlords safety certificate

Date(s) on which inspection and testing was carried out: 18/04/2019

DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Installation Address: 16 Swallow Brae, Ladywell, Livingston, West Lothian, EH54 6GZ

Estimated age of wiring system: 10+ years

Evidence of additions/ alterations: Yes if yes, estimated age: 5+ years

Installation records available? (Regulation 651.1) N/A

Date of last inspection: N/A

EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

Full Installation

Agreed limitations including the reasons (see Regulation 653.2):

None

Agreed with:

Operational limitations including the reasons:

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.

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.**

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 or change of tenant/owner

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.

OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations specified on page 1 of this report under 'Extent of the Installation and Limitations of Inspection and Testing':

✔ There are no items adversely affecting electrical safety

or

N/A The following observations and recommendations are made

Item No	Observations	Classification Code
1	Cover missing from top element on water heater, water heater top element has not been wired	C3
2		

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.

C1 **Danger Present** Risk of injury. Immediate remedial action required	C2 **Potentially dangerous** Urgent remedial action required	C3 **Improvement recommended**	FI **Further investigation required without delay**

Immediate remedial action required for items: N/A

Urgent remedial action required for items: N/A

Improvement recommended for items: 1

Further investigation required for items: N/A

GENERAL CONDITION OF THE INSTALLATION

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

The general condition is satisfactory

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: Sharp Electrical Services

Address: 13 Mossbank
Livingston
West Lothian

Postcode: EH546EA

Registration Number (if applicable): APL118699

Telephone Number: 07809877797

For the INSPECTION, TESTING AND ASSESSMENT of the report:

Name: Craig Forbes Position: Electrician Signature:  Date: 18/04/2019

TEST INSTRUMENTS

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

Multi-functional:	Megger MFT	Earth electrode resistance:	Megger MFT
Insulation resistance:	Megger MFT	Earth fault loop impedance:	Megger MFT
Continuity:	Megger MFT	RCD:	Megger MFT

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing Arrangements

TN-S N/A
TN-C-S ✔
TT N/A

Number and Type of Live Conductors

1-phase (2 wire):	✔	1-phase (3 wire):	N/A
3-phase (3 wire):	N/A	3-phase (4 wire):	N/A
Other:	N/A		

Confirmation of supply polarity: ✔

Nature of Supply Parameters

Nominal voltage(s):	U: 240 V	Uo: 230 V	
Nominal frequency, f:	50 Hz		
Prospective fault current, Ipf:	1.04 kA		
External earth fault loop impedance, Ze:	0.21 Ω		

Supply Protective Device

BS(EN): 1361 Fuse HBC
Type: 2
Rated current: 80 A
Short-circuit capacity: 33 kA

PARTICULARS OF INSTALLATION REFERRED TO IN THE CERTIFICATE

Means of Earthing

Distributor's facility: ✔
Installation earth electrode: N/A

Details of Installation Earth Electrode (where applicable)

Type: N/A
Resistance to Earth: N/A Ω
Location: N/A
Method of measurement: N/A

Maximum Demand (Load): 80 Amps

Protective measure(s) against electric shock: ADS

Main Switch / Switch-Fuse / Circuit-Breaker / RCD

Type BS(EN): 60947-3 Isolator
Number of poles: 2
Current rating: 100 A
Fuse/device rating or setting: 100 A
Voltage rating: 240 V
Supply conductors material: Copper
Supply conductors csa: 25 mm²

If RCD main switch:

Rated residual operating current (IΔn): N/A mA
Rated time delay: N/A ms
Measured operating time (at IΔn): N/A ms

Earthing and Protective Bonding Conductors

Earthing conductor

Conductor material: Copper csa: 16 mm²
Connection/ continuity verified: ✔

Main protective bonding conductors

Conductor material: Copper csa: 10 mm²
Connection/ continuity verified: ✔

Bonding of extraneous-conductive parts

To water installation pipes: ✔
To gas installation pipes: N/A
To oil installation pipes: N/A
To lightning protection: N/A
To structural steel: N/A
To other service(s): N/A

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)		✔
5.14	Band II cables segregated/separated from Band I cables (528.1)		✔
5.15	Cables segregated/separated from communications cabling (528.2)		✔
5.16	Cables segregated/separated from non-electrical services (528.3)		✔
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)		✔
5.17.2	No basic insulation of a conductor visible outside enclosure (526.8)		✔
5.17.3	Connections of live conductors adequately enclosed (526.5)		✔
5.17.4	Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)		✔
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))		✔
5.19	Suitability of accessories for external influences (512.2)		✔
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)		✔
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)		✔
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)		✔
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)		✔
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
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 3m from zone 1 (701.512.3)		✔
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)		✔
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)		✔
6.8	Suitability of current-using equipment for particular position within the location (701.55)		✔
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			
7.2			
7.3			
7.4			
7.5			
7.6			
7.7			
7.8			
7.9			
7.10			

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

SCHEDULE OF CIRCUIT DETAILS AND TEST RESULTS

Designation of consumer unit: **D.B. 1** Location: **Hall Cupboard** Prospective fault current: **1.04** kA

Circuit number	Circuit designation	Type of wiring	Reference Method	Number of points served	Circuit conductors: csa Live mm²	Circuit conductors: csa cpc mm²	Max disconnect time permitted by BS7671 s	Overcurrent protective devices BS(EN)	Type No	Rating A	Capacity kA	RCD Operating current, IΔn mA	Maximum Z_s permitted by BS7671 Ω	Circuit Impedances (Ohms) Ring final circuits only (measured end-to-end) r_1 (Line)	r_n (Neutral)	r_2 (cpc)	All circuits (one column to be completed) R_1+R	R_2	Insulation resistance Live - Live MΩ	Live - Earth MΩ	Test voltage V	Polarity ✔	Maximum measured earth fault loop impedance Z_s Ω	RCD Disconnection time ms	RCD Test button operation ✔	AFDD Test button operation ✔
1	Cooker	A	101	4	6	2.5	0.4	60898	B	32	6	30	1.37	N/A	N/A	N/A	0.70	N/A	N/A	> 200	230	✔	0.91	31.4	✔	N/A
2	Ring Circuit	A	101	7	2.5	1.5	0.4	60898	B	32	6	30	1.37	0.25	0.25	0.41	0.77	N/A	N/A	> 200	230	✔	0.98	31.4	✔	N/A
3	Livingroom Heater	A	101	1	2.5	1.5	0.4	60898	B	20	6	30	2.19	N/A	N/A	N/A	0.58	N/A	N/A	> 200	230	✔	0.79	31.4	✔	N/A
4	Kitchen Heater	A	101	1	2.5	1.5	0.4	60898	B	20	6	30	2.19	N/A	N/A	N/A	0.51	N/A	N/A	> 200	230	✔	0.72	31.4	✔	N/A
5	Hall Heater	A	101	1	2.5	1.5	0.4	60898	B	16	6	30	2.73	N/A	N/A	N/A	0.50	N/A	N/A	> 200	230	✔	0.71	31.4	✔	N/A
6	Shower	A	101	1	10	4	5	60898	B	40	6	30	1.09	N/A	N/A	N/A	0.43	N/A	N/A	> 200	230	✔	0.66	33.5	✔	N/A
7	Ring Circuit	A	101	7	2.5	1.5	0.4	60898	B	32	6	30	1.37	0.21	0.19	0.38	0.73	N/A	N/A	> 200	230	✔	0.94	33.5	✔	N/A
8	Water Heater	A	101	1	2.5	1.5	0.4	60898	B	16	6	30	2.73	N/A	N/A	N/A	0.33	N/A	N/A	> 200	230	✔	0.54	33.5	✔	N/A
9	Bathroom Heater	A	101	1	2.5	1.5	0.4	60898	B	16	6	30	2.73	N/A	N/A	N/A	0.53	N/A	N/A	> 200	230	✔	0.74	33.5	✔	N/A
10	Lights	A	101	11	1.5	1.0	0.4	60898	B	6	6	30	7.28	N/A	N/A	N/A	1.03	N/A	N/A	> 200	230	✔	1.24	33.5	✔	N/A

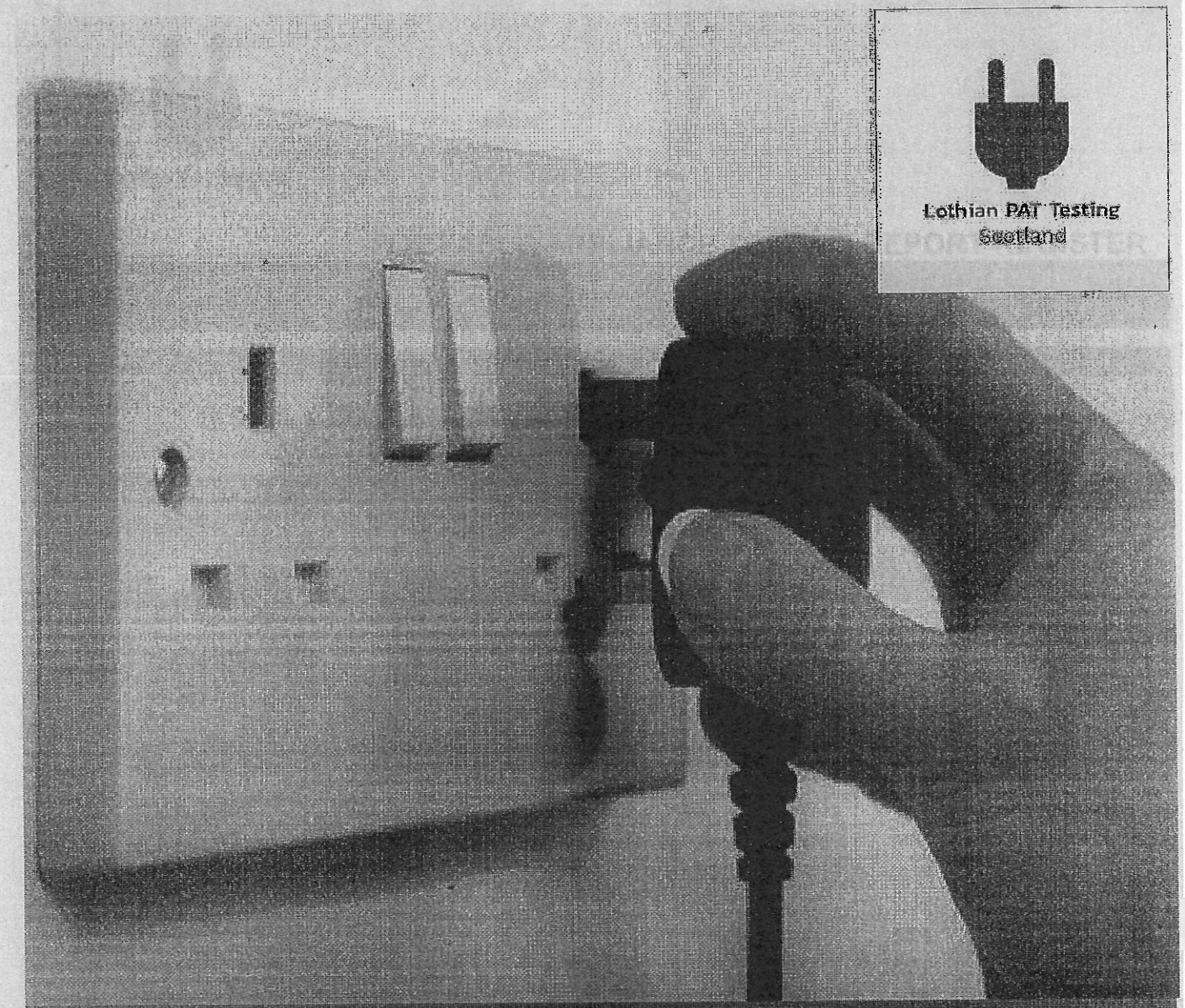
CODES FOR TYPE OF WIRING	A Thermoplastic insulated/sheathed cables	B Thermoplastic cables in metallic conduit	C Thermoplastic cables in nonmetallic conduit	D Thermoplastic cables in metallic trunking	E Thermoplastic cables in nonmetallic trunking	F Thermoplastic /SWA cables	G Thermosetting /SWA cables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

DOMESTIC ELECTRICAL INSTALLATION CONDITION REPORT
GUIDANCE FOR RECIPIENTS

(to be appended to the Report)

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

1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section 5). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger.
2. The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.
3. The 'original' Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.
4. Where the installation incorporates a residual current device (RCD) there should be a notice at or near the device stating that it should be tested six-monthly. For safety reasons it is important that this instruction is followed.
5. Section 4 (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section 4.
7. For items classified in Section 7 as C1 ('Danger present'), the safety of those using the installation is at risk, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
8. For items classified in Section 7 as C2 ('Potentially dangerous'), the safety of those using the installation may be at risk and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in Section 7 that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section 6).
10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work . The recommended date by which the next inspection is due is stated in Section 6 of the Report under 'Recommendations' and on a label at or near to the consumer unit/ distribution board.



Lothian PAT Testing
Scotland

Lee Carney

Portable Appliance Testing Report

Property Address : 16 Swallow Brae, Livingston

City & Guilds Qualified

PAT Tester : Ross Sommerville

Lothian PAT Testing
Scotland

PORTABLE APPLIANCE TESTING REPORT REGISTER

Certificate reference Number 16swallow01

DETAILS OF LANDLORD

Property Address: 16 Swallow Brae, Livingston, EH54 6GZ

TEST EQUIPMENT DETAILS

Test Equipment used: Uni-T UT528 | Serial Number: 818004699

Tested by: Ross Sommerville | Date: 05/06/19 | Retest Date: 05/06/20

ID Number	Appliance Description	Location	Visual Inspection	Functional Check	Earth Continuity	Insulation resistance	Polarity	PASS Or Fail
522	Oven	Kitchen	PASS	PASS	0.10	19.99	N/A	PASS
523	Hob	Kitchen	PASS	PASS	0.11	19.99	N/A	PASS
524	Hood	Kitchen	PASS	PASS	N/A	19.99	N/A	PASS
525	Fridge Freezer	Kitchen	PASS	PASS	0.07	19.99	N/A	PASS
526	Washing Machine	Kitchen	PASS	PASS	0.10	19.99	N/A	PASS
527	Heater	Kitchen	PASS	PASS	0.02	19.99	N/A	PASS
528	Heater	Living Room	PASS	PASS	0.03	19.99	N/A	PASS
529	Heater	Bedroom	PASS	PASS	0.02	19.99	N/A	PASS
530	Heater	Hall	PASS	PASS	0.04	19.99	N/A	PASS
531	Heater	Bedroom	PASS	PASS	0.03	19.99	N/A	PASS

This is to certify that portable appliances have been tested for electrical safety on the date of the PAT certificate. It does not guarantee the correct operation / safety of the appliances for any length of time. If the appliance develops a fault after the test date the appliance should be removed from operation for further inspection from a competent person. Limited tests are conducted on appliances with no plugs (F/A) or when plugs are not accessible. All other appliances are tested for electrical safety in accordance with the IET code of practise for in service and inspection and testing of electrical equipment. Appliances that fail for any reason will display fail labels and need taking out of service

Lothian PAT Testing Scotland

www.lothianpattesting.co.uk

Portable Appliance Test Certificate

Health and Safety at Work Act 1974
Electricity at Work Regulations 1989
Management of Health and Safety at Work Regulations 2003
Provision and Use of Work Equipment Regulations 1998

This is to certify that an inspection and test of
Electrical equipment owned/managed by

Lee Cairney
16 Swallow Brae
Livingston

was carried out by

Ross Sommerville

on

5th June 2019

The inspection and tests were carried out in accordance with the above legislation, and in accordance with the guidance laid down by the Institution of Engineering and Technology in their Code of Practice for In-Service Inspection and Testing of Electrical Equipment. The PAT testing report register, which was provided with this certificate details the appliances tested and the results that were obtained.

Number of appliances : 10
Certificate reference: 16Swallow01

Signed

R. Sommerville

www.lothianpattesting.co.uk
lothianpattesting@mail.com

Tel: 07570080429

DOMESTIC PROPERTY
LEGIONELLA RISK ASSESSMENT

The purpose of this Legionella Risk Assessment is to show that sufficient care has been taken to assess the risk of legionella in the property by undertaking an inspection of the water systems and reporting the findings for the benefit of the landlord and the tenant and in accordance with the current legislation and guidance. This report is based on matters which were observed or came to the attention of the provider during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Form CP13 - Domestic Property Legionella Risk Assessment

The Legionella Risk Assessment Register

DUTY HOLDER DETAILS	RISK ASSESSOR DETAILS
Property Owner or Duty Holder : Lee Cairney	Assessor Name : Ross Sommerville
Property Address 16 Swallow Brae, Livingston EH54 6GZ	Contact Email : lothianpattesting@mail.com
Date and Time of Assessment : 05/06/2019 16:00	Contact Number : 07570 080429

RISK ASSESSMENT RESULTS

Cold water storage tanks present	Water tank location	Fitted lid present	Water tanks insulated	Debris/limescale/rust/organic matter present	Photograph taken for auditing purposes	Risk Assessment
No	N/A	Not Applicable	Not Applicable	Not Applicable	Not Applicable	N/A - No water tanks
Total number of cold water outlets	Temperature measured at all cold outlets	Temperature at all cold outlets below 20c	Cold water temperature reading	All cold water outlets clean and free running	Photograph taken for auditing purposes	Risk Assessment
3	No	No	N/A	No	No	Risk - Action required
Total number of hot water outlets	Temperature measured at all hot outlets	Temperature at all hot outlets above 50c	Hot water temperature reading	All hot water outlets clean and free running	Photograph taken for auditing purposes	Risk Assessment
3	No	No	N/A	No	No	Risk - Action required
Total number of showers	All shower heads clean and free flowing	Photograph taken for auditing purposes	Risk Assessment	Dead legs observed in water system	Photograph(s) taken for records.	Risk Assessment
0	Not Applicable	Not Applicable	N/A - No showers	Yes	Yes	Risk - Action required

NOTES, RECOMMENDATIONS AND ACTION REQUIRED

At the point of the risk assessment being carried the water was turned off due to a new bathroom being fitted. Therefore no water temperatures were taking. This will need to be carried out by the landlord prior to the tenant moving in.
There is also redundant pipe work at the time of assessment however a new bathroom will be using that pipework within the next couple of days therefore this will not be an issue shortly.

I have asked the landlord to flush the full water system once the bathroom has been fitted and the water has been connected. Once the water has been flushed and temperatures taking to confirm the cold is below 20c and hot above 50c I do not envisage any issues with this property.

Current legislation and guidance:-
The Health and Safety at Work Act - 1974 Management of Health and Safety at Work Regulations
1999 COSHH Regulations
1999 The Approved Code of Practice and Guidance L8, 'Legionnaires' Disease
The Control of Legionella Bacteria in Water Systems" (ACoP L8)
This assessment is lodged at Lraregister.com and will be available for a period of 2 years.

LRA REGISTER APPROVED Legionella Risk Assessor

MEMBER NALRA National Association of Legionella Risk Assessors

 Next assessment due within 24 months. Assessment lodged at www.lraregister.com

DOMESTIC PROPERTY
LEGIONELLA RISK ASSESSMENT

The purpose of this Legionella Risk Assessment is to show that sufficient care has been taken to assess the risk of legionella in the property by undertaking an inspection of the water systems and reporting the findings for the benefit of the landlord and the tenant and in accordance with the current legislation and guidance. This report is based on matters which were observed or came to the attention of the provider during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Form CP13 - Domestic Property Legionella Risk Assessment

The Legionella Risk Assessment Register

General Advisories

1. Shower heads should be cleaned and disinfected every 3 months or as required. Also, run for at least 2 minutes to clear any stagnant water after any long period of non use.

2. Dead Legs (unused pipe work connected to water system) should be removed where possible.

3. After a long period without a tenant we recommend any water tanks should be emptied, cleaned and refilled prior to new tenants moving in.

4. Spa Baths/Jacuzzis (if present) should be cleaned and disinfected on a regular basis.

5. Tenants, if you have any medical conditions which may make you more susceptible to infection due to age, illness, a weakened immune system etc you should inform your landlord.

6. Any external water features should be used with caution. If the property has any external hose pipes the tenant should not spray these directly at another person. Stagnant water could be held in a hosepipe for a period of time allowing legionella to multiply in warm weather.

7. Legionella is present in all water systems and we cannot eradicate it completely. There is always a LOW RISK of Legionella in every property. However certain water conditions/temperatures allow the Legionella to multiply and become a RISK to tenants. If your assessor has highlighted any RISK in your property we advise you take immediate action.

Notes

On submission a copy of this report will be lodged on the LRA Register for a period of 2 years.. The assessor will supply a copy to the Duty Holder (property owner or management agent) who should then provide a copy to the tenant.

Assessor Information: The provider of this Legionella Risk Assessment has been trained to provide legionella risk assessments for domestic rental properties.

Disclaimer : The assessor believes the information contained within this risk assessment report to be correct at the time of printing. The assessor does not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessor during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Confidentiality Statement : In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessor will not divulge to unauthorized persons any information obtained during this risk assessment unless legally obligated to do so.

What is Legionella

Legionnaires' disease is a form of pneumonia that primarily affects those members of the population who are at risk due to age, illness, immunosuppression, smoking, etc and it can be fatal.

Legionella can also cause less serious illnesses, which are not fatal or permanently debilitating, but which can affect all people.

Legionella pneumophila is the bacterium responsible for Legionnaires' disease and is often present in natural sources of water. When the bacteria enter manmade water systems and are provided with ideal growth conditions, e.g. temperature and nutrients, they proliferate rapidly. When these bacteria are released as an aerosol, e.g. showers, spa baths, cooling towers, taps and other water fittings, they can be inhaled and cause the disease in susceptible individuals.