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# HOME REPORT

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# ENERGY PERFORMANCE CERTIFICATE

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# Energy Performance Certificate (EPC)

# Scotland

Dwellings

FLAT 36 , 7 PORTLAND GARDENS, EDINBURGH, EH6 6NQ

**Dwelling type:** Top-floor flat  
**Date of assessment:** 25 February 2021  
**Date of certificate:** 08 March 2021  
**Total floor area:** 124 m<sup>2</sup>  
**Primary Energy Indicator:** 133 kWh/m<sup>2</sup>/year

**Reference number:** 2750-1004-9202-8479-5204  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,073	See your recommendations report for more information
Over 3 years you could save*	£84	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
79	80

## 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 (79)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
78	79

## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (78)**. 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 Low energy lighting	£25	£84.00

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](http://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	System built, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, insulated (assumed)	★★★★☆	★★★★☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 67% of fixed outlets	★★★★☆	★★★★☆

## 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<sub>2</sub> 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 23 kg CO<sub>2</sub>/m<sup>2</sup>/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 2.9 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.



## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,419 over 3 years	£1,431 over 3 years	
Hot water	£270 over 3 years	£270 over 3 years	
Lighting	£384 over 3 years	£288 over 3 years	
<b>Totals</b>	<b>£2,073</b>	<b>£1,989</b>	

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 Low energy lighting for all fixed outlets	£25	£28		

## 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 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>).

## 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](http://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)	8,094	(685)	N/A	N/A
Water heating (kWh per year)	2,062			

## 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](http://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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Andrew MacKenzie
Assessor membership number:	EES/018471
Company name/trading name:	Home Report Company
Address:	14 Rutland Square Midlothian/Edinburghshire Edinburgh EH1 2BD
Phone number:	0
Email address:	<a href="mailto:andrew@homereportcompany.co.uk">andrew@homereportcompany.co.uk</a>
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](http://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](http://www.gov.scot/epc).





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# SINGLE SURVEY

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# Single Survey

<b>Property address</b>	FLAT 36 7 PORTLAND GARDENS EDINBURGH EH6 6NQ
<b>Customer</b>	A PHILLIP
<b>Customer address</b>	FLAT 36 7 PORTLAND GARDENS EDINBURGH EH6 6NQ
<b>Prepared by</b>	HOME REPORT COMPANY
<b>Date of Inspection</b>	25 <sup>TH</sup> FEBRUARY 2021



# Single Survey

## 1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

<b>Description</b>	The subjects comprise the north west most top floor flat contained within a nine storey purpose built mid-terraced block containing thirty eight residential flats.
<b>Accommodation</b>	Eighth Floor: Hallway, open plan living room/kitchen/dining room with roof terraces off, three bedrooms, two en-suite three-piece shower room suites and a separate internal three-piece shower room suite.
<b>Gross internal floor area (m<sub>2</sub>)</b>	124m <sup>2</sup> or thereby.
<b>Neighbourhood and location</b>	The subjects are located within the established mixed residential/commercial district of The Shore to the north of Edinburgh city centre where surrounding properties vary with regards to age, type and character. All normal local amenities and facilities are available within the locality.
<b>Age</b>	Built c2002.
<b>Weather</b>	Dry, following a period of mixed weather.
<b>Chimney Stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b> None.

# Single Survey

<b>Roofing including roof space</b>	<p><b>Sloping roofs where visually inspected.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</b></p> <p>The main roof structure as from my restricted external ground floor inspection was noted to be of a slight pitched design clad externally with metal profile sheeting.</p> <p>We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected.</p> <p>Our inspection of the roof void area accessed via a hatch within the hallway ceiling of the subjects in the report was restricted to a visual inspection from accessible areas. Sections of the roof void have been framed out and as such we were unable to inspect within these sections. No access gained to any other internal roof space at the time of our inspection.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Rainwater fittings appear to be integrated with the main external fabric and therefore were not visible and therefore not inspected.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>Main walls appear to be of modern system built construction with a part rendered, part blockwork, part clad external finish.</p>



# Single Survey

<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>Windows were noted to be of UPVC double glazed design, whilst the access door to the flat was noted to be of timber design and the access doors to the private roof terraces were noted to be of UPVC double glazed design.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>Low maintenance finishes.</p>
<b>Conservatories / porches</b>	<p><b>Visually inspected.</b></p> <p>None.</p>
<b>Communal areas</b>	<p><b>Circulation areas visually inspected.</b></p> <p>Shared access staircase and passenger lift along with assumed communal external areas.</p>
<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>None.</p>
<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>The subjects have access to sections of communal external garden ground areas and the Vendor has informed the subjects benefit from one allocated secure residents parking space located undercover at ground floor level. Solicitor to confirm.</p>
<b>Ceilings</b>	<p><b>Visually inspected from floor level.</b></p> <p>Ceilings were noted to be of plasterboard construction with painted finishes.</p>

# Single Survey

<b>Internal walls</b>	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>Internal walls were noted to be of stud plasterboard construction with painted finishes.</p>
<b>Floors including sub floors</b>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted,</b></p> <p><b>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted “head and shoulders” inspection at the access point.</b></p> <p><b>Physical access to the sub floor area may be taken if the Surveyor deems it safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</b></p> <p>Flooring appears to be of suspended construction with fitted floor coverings throughout. No access gained to any sub-floor area at the time of our inspection and our overall inspection of the flooring was restricted due to fitted floor coverings.</p>
<b>Internal joinery and kitchen fittings</b>	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>Internal doors are of timber design. Facings and skirtings are of painted moulded design, and the kitchen is equipped with a range of wall and base units.</p>
<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>None.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>Walls and woodwork generally painted. Shower room walls are either fully or partly lined with tiles and/or splashback boarding.</p>

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<b>Cellars</b>	<b>Visually inspected.</b>  None.
<b>Electricity</b>	<b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off.</b>  Mains supply with fuse box located within hallway cupboard.
<b>Gas</b>	<b>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them off.</b>  Mains supply. The meter located within hallway cupboard.
<b>Water, plumbing, bathroom fittings</b>	<b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b>  <b>No tests whatsoever were carried out to the system or appliances.</b>  Mains supply. Internal distribution pipes where seen appear to be of copper and PVC design.  Sanitary arrangements comprise three three-piece shower room suites.



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<b>Heating and hot water</b>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Gas fired Glow-Worm Ultimate 30C boiler to radiators.</p> <p>Hot water is assumed to be supplied on demand from the aforementioned gas fired boiler.</p>
<b>Drainage</b>	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Mains.</p>
<b>Fire, smoke and burglar alarms</b>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Smoke alarms noted. Not tested.</p>

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## Any additional limits to inspection

**For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.**

The property was inspected within the limits imposed. At the time of inspection, the property was furnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested.

No access was gained to any sub-floor areas. Where walls are lined internally, for example with plasterboard, tiling or timber, the structure behind the lining could not be tested with an electronic moisture meter.

Our inspection of the external fabric in general restricted as inspected from external ground floor level.

We confirm that no access was gained onto the external roof structure and inadequate vantage available from ground floor level, therefore the external roof structure was not fully inspected.

Our inspection of the roof void area accessed via a hatch within the hallway ceiling of the subjects in the report was restricted to a visual inspection from accessible areas. Sections of the roof void have been framed out and as such we were unable to inspect within these sections. No access gained to any other internal roof space at the time of our inspection.

Although considerable care was taken during the course of our inspection to detect defects serious in nature, we were unable to inspect those parts of the property which were covered, concealed or inaccessible and cannot, therefore guarantee that any such parts of the property are entirely free from defect.

It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.

This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects.

No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report.

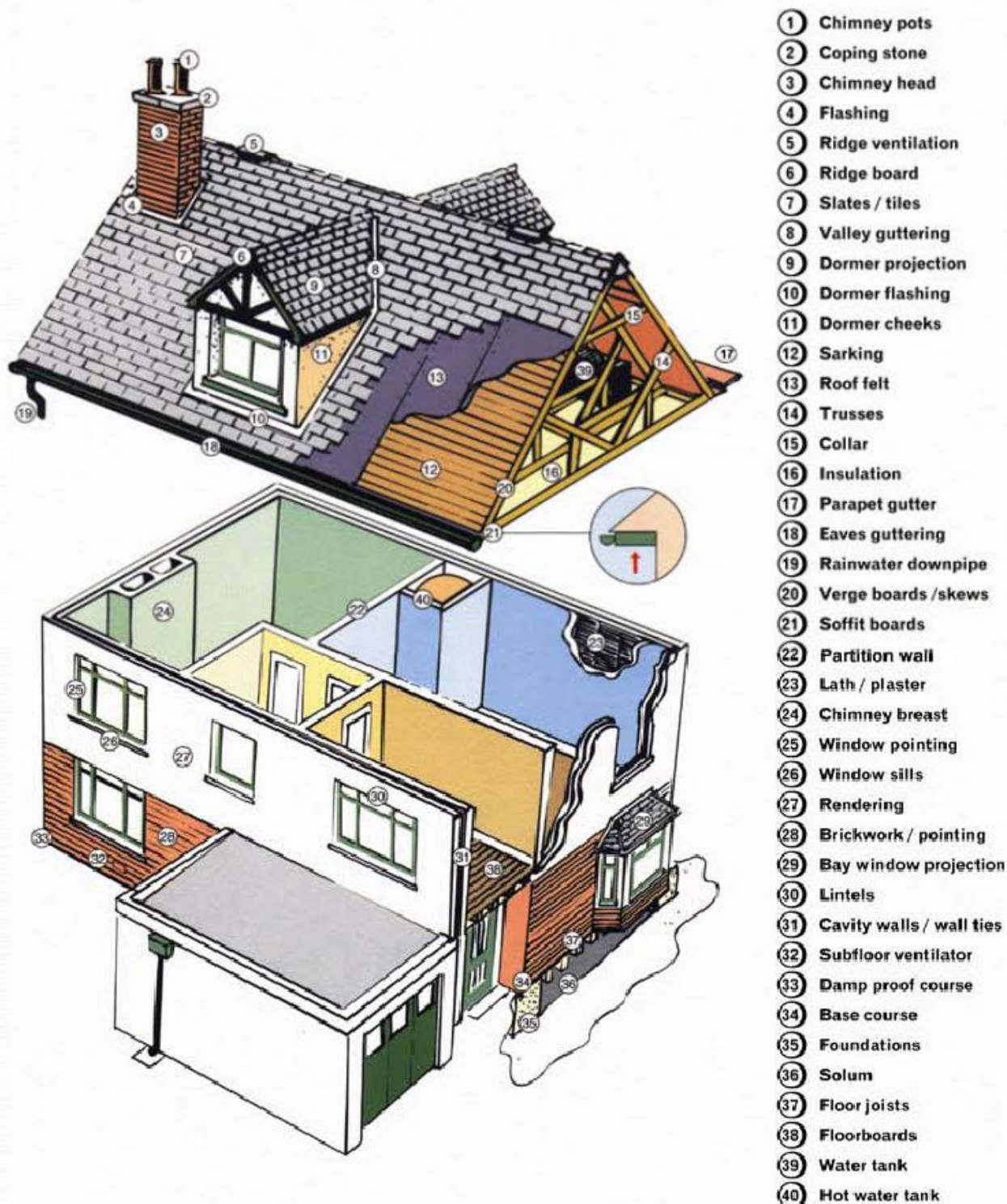
The external building fabric has been inspected from ground level only from the subject's grounds and where

## Single Survey

	<p>possible from adjoining public property. Exposure work has not been carried out.</p> <p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties.</p> <p>The construction materials described in this report should not be considered as an exact specification. They are described for general guide only and based on a non-disruptive, visual inspection as defined in the main Terms &amp; Conditions. Some descriptions may be partial and/or assumed. No detailed analysis, sampling or testing of materials has been undertaken.</p>
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## Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

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Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Structural Movement	
Repair Category	Category 1
<b>Notes</b>	<p>All buildings move daily and seasonally as a result of external factors such as gravity, temperature, moisture content and vibrations. Consequently, most buildings will have minor non-structural cracks related to these factors. Minor cracks can be filled during normal redecoration but often recur seasonally due to normal movement in a building. Non-structural cracks of this nature will not be recorded or reported.</p> <p>At the time of our inspection there was no evidence of significant structural movement noted to affect the property within the limits of our inspection.</p>
Dampness, rot and infestation	
Repair Category	Category 1
<b>Notes</b>	<p>Random testing, where accessible, was carried out with an electronic moisture meter throughout the property.</p> <p>There was no evidence found of significant dampness, rot or infestation within those areas of the property available for inspection.</p>
Chimney Stacks	
Repair Category	-
<b>Notes</b>	Not applicable.
Roofing including roof space	
Repair Category	Category 1
<b>Notes</b>	<p><u>Roof</u></p> <p>The roof was noted to be in fair order commensurate with the age and type of property although some ongoing maintenance and repairs are likely to be required.</p> <p>Flat roof coverings are known to have a limited life requiring replacement, Experience shows that leaks can manifest themselves unpredictably and without warning.</p>

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	<p><u>Void</u></p> <p>Restricted visual inspection from the access hatch, and the areas directly adjacent to the hatch only. The majority of the private roof void was not visible or inspected at the time of our inspection and should not be considered free from defects.</p>
<b>Rainwater Fittings</b>	
<b>Repair Category</b>	-
<b>Notes</b>	Rainwater fittings appeared to be integrated with the main external fabric and therefore were not visible and therefore not inspected.
<b>Main Walls</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Elements of the cladding finishes may be formed in combustible material. Please note the comments regarding external finishes under Matters for Solicitor or Licenced Conveyancer.
<b>Windows, external doors and joinery</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	<p>A precautionary check of all windows and doors is advised.</p> <p>Window seals should be regularly monitored and upgraded to ensure water tightness.</p>
<b>External decorations</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	These generally appeared in fair condition consistent with age.
<b>Conservatories/porches</b>	
<b>Repair Category</b>	-
<b>Notes</b>	Not applicable.
<b>Communal areas</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	The communal areas surrounding the property appear to be adequately maintained.

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<b>Garages and permanent outbuildings</b>	
<b>Repair Category</b>	-
<b>Notes</b>	Not applicable.
<b>Outside areas and boundaries</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	The boundaries appear reasonably well defined and fences etc., are in adequate condition. Regular maintenance will be required.  You should verify with your conveyancer the extent of the boundaries attaching to the property.
<b>Ceilings</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Within the limits of our inspection these generally appeared in fair condition consistent with age.
<b>Internal Walls</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	The internal walls are in reasonable condition for their age.
<b>Floors including sub-floors</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	No access to the sub-floor chamber was possible at the time of our visit to the property. Within the limitations of our surface inspection there was no indication to suggest significant defects in this area. It will, however be appreciated that the area was not inspected and therefore no guarantees can be provided in this regard.
<b>Internal joinery and kitchen fittings</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	The internal joinery is generally in keeping with the age and type of property and appeared in fair condition consistent with age.  The kitchen units are of a modern type and appeared in adequate condition for their age and purpose.

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Chimney breasts and fireplaces	
Repair Category	-
Notes	Not applicable.
Internal decorations	
Repair Category	Category 1
Notes	The property is generally in fresh decoration throughout.
Cellars	
Repair Category	-
Notes	Not applicable.
Electricity	
Repair Category	Category 1
Notes	<p>It is recommended good practice that all electrical installations should be checked periodically, approximately every ten years or when a property changes hands. This should be regarded as a routine safety and maintenance check.</p> <p>The electrical system within the property appeared of modern design, there being a circuit breaker type distribution board adjacent to the electricity meter. In addition visible cabling is of pvc type. It should be emphasised that the system was not tested at the time of our inspection.</p>
Gas	
Repair Category	Category 1
Notes	It is out with our remit to carry out tests and as a precautionary measure it is appropriate to have the gas fittings tested by a Gas Safe Registered Engineer.



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Water, plumbing and bathroom fittings	
Repair Category	Category 1
Notes	<p>The property appears connected to mains supplies of water.</p> <p>The plumbing and fittings appear of copper/pvc piping where seen and appeared in serviceable condition but was not tested.</p> <p>The sanitary fittings appeared in fair order consistent with age.</p> <p>Flooring beneath the shower tray was not inspected, however it should be appreciated that over time the build-up of condensation together with small amounts of leakage from joints between tiling or mastic and shower fittings can lead to deterioration of flooring or wall linings and repairs in this regard should be anticipated and budgeted for as part of a normal and ongoing maintenance regime.</p>
Heating and hot water	
Repair Category	Category 1
Notes	<p>A gas fired central heating system has been installed. This appears in functional condition. This will require ongoing and regular servicing.</p> <p>It is not uncommon for incoming purchasers to test / service the central heating boiler when taking occupancy. Regular servicing of the boilers will help maintain them in a workable and efficient condition.</p>
Drainage	
Repair Category	Category 1
Notes	<p>The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.</p>

# Single Survey

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the previous comments for detailed information.

<b>Structural Movement</b>	<b>1</b>
<b>Dampness, rot and infestation</b>	<b>1</b>
<b>Chimney stacks</b>	<b>-</b>
<b>Roofing including roof space</b>	<b>1</b>
<b>Rainwater fittings</b>	<b>-</b>
<b>Main walls</b>	<b>1</b>
<b>Windows, external doors and joinery</b>	<b>1</b>
<b>External decorations</b>	<b>1</b>
<b>Conservatories / porches</b>	<b>-</b>
<b>Communal areas</b>	<b>1</b>
<b>Garages and permanent outbuildings</b>	<b>-</b>
<b>Outside areas and boundaries</b>	<b>1</b>
<b>Ceilings</b>	<b>1</b>
<b>Internal walls</b>	<b>1</b>
<b>Floors including sub-floors</b>	<b>1</b>
<b>Internal joinery and kitchen fittings</b>	<b>1</b>
<b>Chimney breasts and fireplaces</b>	<b>-</b>
<b>Internal decorations</b>	<b>1</b>
<b>Cellars</b>	<b>-</b>
<b>Electricity</b>	<b>1</b>
<b>Gas</b>	<b>1</b>
<b>Water, plumbing and bathroom fittings</b>	<b>1</b>
<b>Heating and hot water</b>	<b>1</b>
<b>Drainage</b>	<b>1</b>

## Category 3

Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

## Category 2

Repairs or replacement requiring future attention, but estimates are still advised.

## Category 1

No immediate action or repair is needed.

### Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

### Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

# Single Survey

## 3. Accessibility information

### Guidance notes for accessibility information

*Three steps or fewer to a main entrance door of the property:* In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift. *Unrestricted parking within 25 metres:* For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	Eight floor
2. Are there three steps or fewer to a main entrance door of the property?	No
3. Is there a lift to the main entrance door of the property?	Yes
4. Are all door openings greater than 750mm?	Yes
5. Is there a toilet on the same level as the living room and kitchen?	Yes
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	Yes
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

## Matters for a solicitor or licensed conveyancer

Absolute Ownership assumed.

We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

We assume that the carriageways etc., ex adverso the subjects are the responsibility of the local authority.

If the legal advisers find that there are significant variations from the standard assumptions, then this should be referred back to the surveyor. In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.

It should be confirmed if a Factor has been appointed to the building. A Factor can advise on any annual maintenance charges and if there is a block insurance policy in place.

The property benefits from assumed common external grounds. There are a number of boundary fence structures. It is always sensible when purchasing any property to find out who owns all outside areas/boundaries and who is responsible for their maintenance. Your legal advisors will obtain this information.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialists or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

The subjects are situated in a building where part of the structure has attachments that may contain combustible materials. It is assumed that the property is fully compliant in terms of building and fire regulations. Some lenders may seek verification in the form of an EWS1 form. Should this be required our valuation assumes that this will be satisfactory to both the purchaser and the purchaser's lender.

Please note there is no liability to the Chartered Surveyor in terms of the EWS1 form and therefore no comment can be made on the content therein. If you require further information, please seek independent advice prior to legal commitment to purchase.

Further to our inspection we have been provided with an ESW1 form from Fire Risk Assessment (Scotland) Ltd dated Nov 2020 (attached).

## Estimated reinstatement cost for insurance purposes

We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £300,000 (THREE HUNDRED THOUSAND POUNDS STERLING).

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishing's and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised. The figure should be reviewed annually and in light of any future alterations or additions.

## Valuation and market comments

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis as at the 25<sup>th</sup> February 2021 would be fairly stated in the region of £495,000 (FOUR HUNDRED AND NINETY FIVE THOUSAND POUNDS STERLING).

We have endeavoured to reflect the general condition of the property, location and current market conditions when arriving at our opinion of valuation. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

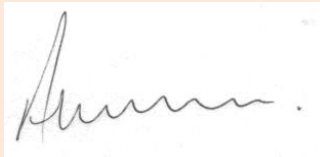
This report is not the product of a building survey and all defects and other matters should be fully considered and, where appropriate, be the subject of specialist and tradesmen's reports prior to the conclusion of Missives.

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.



<b>Signed</b>	
<b>Report author</b>	Mr Andrew J MacKenzie Bsc(Hons) MRICS For and on behalf of Home Report Company
<b>Address</b>	14 Rutland Square, EDINBURGH, EH1 2BD
<b>Date of report</b>	25 <sup>th</sup> February 2021

# **SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)**

## **PART 1 - GENERAL**

### **1.1 THE SURVEYORS**

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property.<sup>1</sup>

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

☐

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

### **1.2 THE REPORT**

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

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<sup>1</sup> Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Codes of Conduct

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

### **1.3 LIABILITY**

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

#### **1.4 GENERIC MORTGAGE VALUATION REPORT**

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

#### **1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES**

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report. 2

#### **1.6 INTELLECTUAL PROPERTY**

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

#### **1.7 PAYMENT**

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

#### **1.8 CANCELLATION**

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the Surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an invoice equivalent to 80% of the agreed fee.

## **1.9 PRECEDENCE**

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

## **1.10 DEFINITIONS**

- the “Lender” is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the “Transcript Mortgage Valuation Report for Lending Purposes” means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the “Generic Mortgage Valuation Report” means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor’s own format.
- the “Market Value” is *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*
- the “Property” is the property which forms the subject of the Report;
- the “Purchaser” is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a “prospective Purchaser” is anyone considering buying the Property.
- the “Report” is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the “Seller” is/are the proprietor(s) of the Property;
- the “Surveyor” is the author of the Report on the Property; and

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<sup>2</sup> Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Rules of Conduct.



- the “Surveyors” are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the “Surveyors” means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

## **PART 2 – DESCRIPTION OF THE REPORT**

### **2.1 THE SERVICE**

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

### **2.2 THE INSPECTION**

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller’s permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

### **2.3 THE REPORT**

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor’s opinion, are not

significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the Report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

2.3.1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 Category 1: No immediate action or repair is needed.

**WARNING:** If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

## 2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

## 2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

## 2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

## 2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

*"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an*

*arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- \*There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- \*There are no particularly troublesome or unusual legal restrictions;
- \*There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

*“Re-instatement cost” is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form unless otherwise stated.* This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property

# Mortgage Valuation Report for Home Report



Instructing Source: Web

Seller Name PHILLIP

REFERENCE 23342

## 1) Property Details

House Name

Number / Ext 7 36

Street PORTLAND GARDENS

Area

Town EDINBURGH Postcode EH6 6NQ

## 2) Description of property

Property Type Flat

House Type

Floor number of subject property 8

Year Built c2002

Non Traditional Construction? (\*Specify under general comments)

No. of floors in block 9

No. of flats in block 38

## 3) Accommodation - give number of:

Receptions 1 Bedrooms 3 Kitchens 1 Bathrooms 3 Inside W.C.s - No of floors 1

Other - Garage(s) - Outbuildings - Garden Shared + Parking

4) Tenure Absolute Ownership

If Leasehold, years unexpired:

Any known or reported problems with onerous or unusual ground rent or service charges?

Owner occupied ☒ Tenanted ☐ Vacant ☐

If part tenanted, please give details

## 5) Subsidence, Settlement and Landslip

Does the property show signs of, or is the property located near any area subject to landslip, heave, settlement, subsidence, flooding or mining? None

If yes, please clarify

## 6) Condition of Property

Are essential internal repairs required? Yes ☐ No ☒

Are essential external repairs required? Yes ☐ No ☒

Should the repairs be effected before the advance is made? Yes ☐ No ☐

Is a mortgage retention recommended? Yes ☐ No ☒

If the answer to any of the above questions is Yes, please provide further detail:

7) Services Mains water ☒ Mains drainage ☒ Electricity ☒ Gas ☒ Central heating Full Gas

### 8) Demand for letting (Buy to let)

Monthly rental value from the property (on a furnished basis):

Monthly rental value from the property (on an unfurnished basis):

### 9) Insurance Reinstatement Value

Total area of all floors measured internally (m<sup>2</sup>) 124m2 or thereby

Cost of rebuilding inc. demolition, site clearance, professional fees, local authority requirements and main building (inc all other structures within the site boundaries unless specifically excluded) £300,000

### 10) Market Valuation for Mortgage Purposes (Assuming Vacant Possession)

Do you recommend the property as suitable security for a mortgage? Yes

If no, please provide reasons:

If Yes, please provide your valuation

Valuation in present condition: £495,000

Valuation on completion of any works required under Question 6

### 11) General Comments

Please advise of any special features of the property and/or the location, which affects the property.

The tenure is understood to be Outright Ownership. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor. In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal. The subjects are located within the established mixed residential/commercial district of The Shore to the north of Edinburgh city centre where surrounding properties vary with regards to age, type and character. All normal local amenities and facilities are available within the locality. The property was inspected within the limits imposed. At the time of inspection, the property was furnished with floor coverings fitted throughout, which restricted our overall inspection. Items were not removed from cupboards. Services were not tested. I have not carried out an inspection for Japanese Knotweed and unless otherwise stated for the purposes of this report I have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. There are a number of boundary fence structures. It is always sensible when purchasing any property to find out who owns all outside areas/boundaries and who is responsible for their maintenance. We have endeavoured to reflect the general condition of the property, location and current market conditions when arriving at our opinion of valuation. The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries. Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement. Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review. The valuation is made on the assumption that any alterations that may have been carried out to the property satisfy all relevant legislation and have full certification where appropriate. CONT/

### IMPORTANT - THIS IS A CONFIDENTIAL REPORT PREPARED FOR MORTGAGE PURPOSES.

Certificate: I have personally inspected the property described herein and confirm adequate professional indemnity cover is held.

Signature



For and on Behalf of Home Report Company

Date of inspection 25/02/2021

Date of report 25/02/2021

Company / Firm Name HOME REPORT COMPANY

Office Name HEAD OFFICE

Office Addr1 14 Rutland Square

Office Addr2

Area

Town Edinburgh

Postcode EH1 2BD

Tel no 0131 608 0175



A valuation for mortgage is a limited inspection and report produced for Building Societies, Banks and other Lenders to enable them to make a lending decision. IT IS NOT A SURVEY. Unless otherwise stated the date of valuation will be the date of inspection.

This report is used to guide the lender on the market value of the property for mortgage purposes, and is carried out for this purpose along. Although the inspection will be carried out by a valuer who will usually be a qualified surveyor it is not a detailed inspection of the property, and only major visible defects will be noted. Subject to reasonable accessibility, the roof space is inspected only to the extent visible from the access hatch without entering it. The surveyor will not inspect under floor areas, communal roof space or other parts not readily accessible. The exterior and roof of the property will be inspected from ground level only from within the boundaries of the site and adjacent/communal public areas. The area of the property will be taken into account, and the rooms individually inspected, but floor coverings and furniture will not be moved. Services (such as water, gas, electricity and drainage) will not be tested and we will not advise as to whether these comply with regulations in respect of these services.

The surveyor may recommend that a part of the mortgage be retained by the lenders until such time as particular repair works are carried out. Similarly the report may suggest that the borrower should undertake to carry out certain repairs or commission more extensive investigation where hidden defects are suspected since these may have a material effect on the value of the property. If a retention is recommended then the figure should not be regarded as an estimate of repair costs. Its purpose is to protect the interests of the lending institution. It is recommended that detailed estimates be obtained before proceeding with the purchase. Attention is drawn to the fact that if a subsequent transcription of this report is prepared on a lenders form, then in order to comply with the lenders specific requirements, the wording or phraseology may differ. Many people rely on the Mortgage Valuation Certificate in the mistaken belief that it is a detailed survey. The report is often made available to house buyers by lenders, but this does not mean that it should be relied upon as a report of the condition of the building.

The definition of "market value" is the estimated amount for which a property should exchange on the date of valuation, between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had acted knowledgeably, prudently and without compulsion. For the purpose of this market value the surveyor has assumed that vacant possession will be provided. Unless otherwise stated the surveyor has valued the interest on a Comparable Basis.

The inspection that has been undertaken should not be regarded as a survey. The surveyor did not inspect parts of the property which were covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect. Defects which are not considered materially to affect the value of the property or other matters which would be attended to during maintenance, may not have been mentioned. If defects have been mentioned in this report, they should be regarded as indicative and not exhaustive. For the purposes of this valuation the surveyor assumes that all uninspected areas are free from defect which would have a material effect on value.

In accordance with our normal practice, we must state that this report is for the use only of the party to whom it is addressed or their named client and no responsibility is accepted to any third party for the whole or any part of its content. In addition, we would bring to your attention that neither the whole nor any part of this report, nor any reference thereto, may be included in any document, circular or statement without prior written approval of the form and context in which it will appear.

The surveyor shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to tenure, leases and all other relevant matters.

For the purposes of this valuation the surveyor has assumed that all ground burdens are nominal or have been redeemed and that there are no unusual outgoing or onerous restrictions contained within the Titles of which we have no knowledge. The surveyor has further assume that the subjects are unaffected by any adverse planning proposals.

Unless otherwise stated, it is assumed that all the required valid planning permissions and statutory approvals for the building and for their use, including any recent or significant extensions or alterations, have been obtained and complied with. It has been further assumed that no deleterious or hazardous materials or techniques have been used in the construction of the subject and that there is no contamination in or from the ground or from the immediate surrounds.

The surveyor will not carry out an asbestos inspection and will not be acting as an asbestos inspector in completing a valuation inspection of properties that may fall within the Control of Asbestos Regulations 2006. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2006, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. Your legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an Asbestos Register and the existence and management of any asbestos containing materials. For the purposes of this valuation, the surveyor has assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2006, and that a Register of Asbestos and effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.

The surveyor confirms that this mortgage valuation is prepared in accordance with the RICS Valuation Professional Standards 2014 and, unless other stated, we are External Valuers as defined therein. Further information may also be obtained from the Royal Institution of Chartered Surveyors in Scotland, 3rd Floor, 125 Princes Street, Edinburgh EH2 4AD. Tel no 0131 225 7078.

As part of this remit, the surveyor may, where he/she feels qualified and experienced to do so, provide general comment on standard appropriate supplementary documentation, presented to us by the clients lender and conveyancer. In the event of a significant amount of documentation being provided to us, an additional fee may be incurred. Any additional fees will be agreed.

We confirm this firm operates formal procedures to deal with complaints from clients in accordance with Bye-law 19 Regulation 2.7 of the Royal Institution of Chartered Surveyors Rules of Conduct and Disciplinary Procedures. A copy of this procedure is available on request.

There is no guarantee they will lend upon any mortgage valuation and we would advise those purchasing a property to contact their specific lender first to confirm acceptance of our mortgage valuation if relying upon. It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard.

CONT/

The subjects are situated in a building where part of the structure has attachments that may contain combustible materials. It is assumed that the property is fully compliant in terms of building and fire regulations. Some lenders may seek verification in the form of an EWS1 form. Should this be required our valuation assumes that this will be satisfactory to both the purchaser and the purchaser's lender.

Please note there is no liability to the Chartered Surveyor in terms of the EWS1 form and therefore no comment can be made on the content therein. If you require further information, please seek independent advice prior to legal commitment to purchase.

Further to our inspection we have been provided with an ESW1 form from Fire Risk Assessment (Scotland) Ltd dated Nov 2020 (attached).



HOME REPORT  
C O M P A N Y

# PROPERTY QUESTIONNAIRE

[www.homereportcompany.co.uk](http://www.homereportcompany.co.uk)



SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER



# property questionnaire

Property address	<b>7/36 Portland Gardens Britannia Quay, Edinburgh Edinburgh EH6 6NQ</b>
Seller(s)	<b>Annetta Phillip</b>
Completion date of property questionnaire	<b>09/03/2021</b>

## Note for sellers

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

## Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	<b>Since Oct 2002 18 years 4 mon</b>
2.	Council tax	
	Which Council Tax band is your property in?	<b>Band G</b>
3.	Parking	
	What are the arrangements for parking at your property? <b>Allocated Parking Space</b> Any other parking information: <b>N/A</b>	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	<b>No</b>

## property questionnaire

5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	<b>No</b>
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	<b>No</b>
	Please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	N/A
	<p>The relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</p> <p>N/A</p>	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property?	<b>No</b>
	(i) Were the replacements the same shape and type as the ones you replaced?	N/A
	(ii) Did this work involve any changes to the window or door openings?	N/A
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>N/A</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	

# property questionnaire

7.	Central heating	
a.	Is there a central heating system in your property? <i>(Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom).</i>	<b>Yes</b>
	What kind of central heating is there?	<b>Gas Fired</b>
	i) When was your central heating system or partial central heating system installed?	<b>New boiler 2016 appx</b>
	(ii) Do you have a maintenance contract for the central heating system?	<b>No</b>
	Please give details of the company with which you have a maintenance contract:  N/A	
	(iii) When was your maintenance agreement last renewed?	N/A
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<b>No</b>
9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	<b>No</b>
	Is the damage the subject of any outstanding insurance claim?	N/A
b.	Are you aware of the existence of asbestos in your property?	<b>No</b>
	Please give details:  N/A	



10.	Services																										
a.	Please list which services are connected to your property and give details of the supplier:																										
	<table border="1"> <thead> <tr> <th>Service</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td><b>Connected</b></td> <td><b>Octopus</b></td> </tr> <tr> <td>Water mains or private water supply</td> <td><b>Connected</b></td> <td>N/A</td> </tr> <tr> <td>Electricity</td> <td><b>Connected</b></td> <td><b>Octopus</b></td> </tr> <tr> <td>Mains drainage</td> <td><b>Connected</b></td> <td><b>Don't know</b></td> </tr> <tr> <td>Telephone</td> <td><b>Connected</b></td> <td><b>BT</b></td> </tr> <tr> <td>Cable TV or satellite</td> <td><b>Connected</b></td> <td><b>Don't know</b></td> </tr> <tr> <td>Broadband</td> <td><b>Connected</b></td> <td><b>BT</b></td> </tr> </tbody> </table>	Service	Connected	Supplier	Gas or liquid petroleum gas	<b>Connected</b>	<b>Octopus</b>	Water mains or private water supply	<b>Connected</b>	N/A	Electricity	<b>Connected</b>	<b>Octopus</b>	Mains drainage	<b>Connected</b>	<b>Don't know</b>	Telephone	<b>Connected</b>	<b>BT</b>	Cable TV or satellite	<b>Connected</b>	<b>Don't know</b>	Broadband	<b>Connected</b>	<b>BT</b>		
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Broadband	<b>Connected</b>	<b>BT</b>																									
b.	Is there a septic tank system at your property?		<b>No</b>																								
	i) Do you have appropriate consents for the discharge from your septic tank?		N/A																								
	(ii) Do you have a maintenance contract for your septic tank?		N/A																								
	Please give details of the company with which you have a maintenance contract:  N/A																										
	(iii) When was your maintenance agreement last renewed?		N/A																								

# property questionnaire

11.	Responsibilities for shared or common areas	
a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?	<b>Yes</b>
	Please give details: <b>Hacking and Paterson Propert Managers</b>	
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	<b>Yes</b>
	Please give details: <b>Hacking and Paterson Property Managers</b>	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	<b>No</b>
	Please give details: N/A	
d.	Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?	<b>No</b>
	Please give details: N/A	
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?	<b>No</b>
	Please give details: N/A	
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)	<b>No</b>
	Please give details: N/A	
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property?	<b>Yes</b>
	Please provide the name and address, and give details of any deposit held and any charges: <b>Hacking and Paterson \r\n99 East London Street\r\nEH74BF</b>	

# property questionnaire

b.	Is there a common buildings insurance policy?	<b>Yes</b>
	Is the cost of the insurance included in your monthly/annual factor's charges?	<b>Don't know</b>
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.  N/A	
13.	Specialist works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	<b>No</b>
	Please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property:  N/A	
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	<b>No</b>
	Please give details:  N/A	
c.	Do you have any guarantees relating to this work?	<b>Not Applicable</b>
	<p>These guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p> <p>N/A</p>	

14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	Don't know
(ii)	Roofing	Don't know
(iii)	Central heating	Don't know
(iv)	National House Building Council (NHBC)	Don't know
(v)	Damp course	Don't know
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	Don't know
b.	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):  N/A	
c.	Are there any outstanding claims under any of the guarantees listed above?	No
	Please give details:  N/A	
14.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	No
	Please give details:  N/A	

# property questionnaire

16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	<b>No</b>
b.	that affects your property in some other way?	<b>No</b>
c.	that requires you to do any maintenance, repairs or improvements to your property?	<b>No</b>
	If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

Declaration by the seller(s)/or other authorised body or person(s).

I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s):

**Annetta Phillip**

---

Date:

**09/03/2021**

---



## Fire Risk Assessment (Scotland) Ltd

272 Bath Street  
Glasgow  
G2 4JR  
18 November 2020

Dear Sir/Madam

### Letter of Provenance

Property Address: 7 Portland Gardens, Edinburgh EH6 6NQ  
Client: Hacking & Paterson Management Services

This letter of provenance is to confirm that Mr Paul Nelis of Fire Risk Assessment (Scotland) Ltd inspected the whole building at 7 Portland Gardens, Edinburgh EH6 6NQ on 18 November 2020 and completed the associated EWS1 documentation which is dated 18 November 2020.

The assessor is a registered fire risk assessor with the Institution of Fire Engineers (IFE), which is approved/recommended by the UK Government (MHCLG), the Scottish Government, London Fire Brigade, and the Scottish Fire & Rescue Service (SFRS).

SFRS & Scottish Government joint statement:

[https://www.firescotland.gov.uk/media/1173445/sfrs\\_advice\\_on\\_fire\\_safety.pdf](https://www.firescotland.gov.uk/media/1173445/sfrs_advice_on_fire_safety.pdf)

London Fire Brigade statement:

[https://www.ife.org.uk/write/MediaUploads/Membership/FRR/8\\_Tips\\_for\\_choosing\\_a\\_competent\\_Fire\\_Risk\\_Assessor\\_-\\_Nick\\_Coombe.pdf](https://www.ife.org.uk/write/MediaUploads/Membership/FRR/8_Tips_for_choosing_a_competent_Fire_Risk_Assessor_-_Nick_Coombe.pdf)

Professional registration link: <https://www.ife.org.uk/Fire-Risk-Assessors-Register/149141>

Yours Faithfully

*Paul Nelis MIFireE MIFPO Tech IOSH*

*Registered Fire Risk Assessor with the Institution of Fire Engineers.*

*Director: Fire Risk Assessment (Scotland) Ltd*

*Web: [www.fireriskassessmentservices.com](http://www.fireriskassessmentservices.com)*

VAT Registration Number: 345 8948 50

UK Registered Company SC611577

Registered company address: 151 High Street, Irvine KA12 8AD

## **EXTERNAL WALL FIRE REVIEW REPORT**

Client: Hacking & Paterson Management Services.

Premises: 7 Portland Gardens, Edinburgh EH6 6NQ

Date of assessment: 18 November 2020

### **INTRODUCTION**

This report should be read in conjunction with the EWS1 certificate for the above premises dated 18 November 2020.

### **PREMISES DESCRIPTION**

The property is located within a multi-storey block of flats which has a single common stairway.

### **MHCLG GUIDANCE/ADVICE**

The assessor has considered the UK Government Ministry of Housing, Communities & Local Government (MHCLG) guidance document dated 20 January 2020, which is available at [www.gov.uk](http://www.gov.uk) under the heading "Building safety advice for building owners, including fire doors".

The actual document is titled "Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings" and it replaces and updates 22 previous advice notes including:

- (i): MHCLG Advice Note 14 titled "Advice on external wall systems that do not incorporate Aluminium Composite Material".
- (ii): MHCLG Advice Note 19 titled "Advice for owners of buildings which include spandrel panels/window panels/infill panels".
- (iii): MHCLG Advice Note 21 titled "Advice Note on Balconies on Residential Buildings".
- (iv): MHCLG Advice Note 22 titled "Use of High-Pressure Laminate Panels in external wall systems".

### **EXTERNAL WALL SYSTEMS ASSESSMENT**

The assessor conducted an external wall systems inspection of the whole block at 7 Portland Gardens, Edinburgh EH6 6NQ on 18 November 2020, and it was confirmed that the external wall surfaces of the building are mainly constructed of a cement render, block, and glazing. There are some laminated panel attachments on the top floor and the balconies are of steel framed construction with timber deck flooring.

Note 1: The external wall systems do not include Aluminium Composite Materials (ACM).

Note 2: The external wall systems were observed to be undamaged and in good condition.



## **SUMMARY**

The assessor is satisfied that the fire risk on the block at 7 Portland Gardens, Edinburgh EH6 6NQ is sufficiently low, that no remedial works are required.

<b>Fire Risk Assessor:</b>	Mr Paul Nelis MIFireE MIFPO Tech IOSH. Registered Fire Risk Assessor with the Institution of Fire Engineers.
<b>Signature:</b>	 Web: <a href="http://www.fireriskassessmentservices.com">www.fireriskassessmentservices.com</a> Email: <a href="mailto:pn.firesafety@outlook.com">pn.firesafety@outlook.com</a>

## Form EWS1: External Wall Fire Review

**Objective** - This form is intended for recording in a consistent manner what assessment has been carried out for the external wall construction of residential apartment buildings where the highest floor is 18m or more above ground level or where specific concerns exist <sup>(Note 1)</sup>. It should not be used for other purposes. It is to be completed by a competent person with the levels of expertise as described in Notes 2 and 3 below.

This review is for the sole and exclusive use of the client organisation named below. No responsibility is accepted to any third party for the whole or any part of its contents <sup>(Note 4)</sup>. For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the review during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser who may see the review during the process through which they come to purchase an interest in any part of the Subject Address.

Hacking & Paterson Management Services

**Client organisation:**.....

**Subject Address (One form per block)**

Block or building name	Street	Town	Postcodes (all built)
7	Portland Gardens	Edinburgh	EH6 6NQ

I confirm that I have used reasonable skill and care to investigate <sup>(Note 5)</sup> the primary external wall materials (typically insulation, filler materials and cladding) and attachments of the external walls of the above building/block.

**~~OPTION A <sup>(Note 1)</sup> - Where external wall materials are unlikely to support combustion~~**

~~I confirm that:~~

~~I meet the professional body membership and competence criteria as described in Note 2~~

~~In relation to the construction of the external walls, to the best of my knowledge the primary materials used meet the criteria of limited combustibility <sup>(Note 6)</sup> or better and cavity barriers are installed to an appropriate standard in relevant locations (Note 7)~~

~~In relation to attachments to the external wall (tick one of the following):~~

- ~~☐ A1 - There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility <sup>(Note 6)</sup> or better);~~
- X A2 - There is an appropriate risk assessment of the attachments confirming that no remedial works are required**
- ~~☐ A3 - Where neither of the above two options apply, there may be potential costs of remedial works to attachments <sup>(Note 8)</sup>~~

**OPTION B <sup>(Note 1)</sup> - Where combustible materials are present in external wall**

**I confirm that:**

**I meet the professional body membership and competence criteria as described in Note 3**

**I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk <sup>(Note 9)</sup> presented by the external wall construction and attachments (tick one of the following)**

- ~~☐ B1 - I have concluded that in my view the fire risk <sup>(Note 8)</sup> is sufficiently low that no remedial works are required~~
- ~~☐ B2 - I have concluded that an adequate standard of safety is not achieved, and I have identified to the client organisation the remedial and interim measures required (documented separately).~~

**Name:** Paul Nelis  
**Organisation:** Fire Risk Assessment (Scotland) Ltd

**Qualifications:** MIFireE & Registered Fire Risk Assessor with the IFE.  
**Professional body:** Institution of Fire Engineers.

**Signature:** *Paul Nelis*

**Date:** 18 November 2020

## **NOTES**

**Note 1 - This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.**

**Note 2 –For Option A, the signatory would need the expertise to identify the relevant materials within the external wall and attachments and whether fire resisting cavity barriers and fire stopping have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a member of a relevant professional body within the construction industry.**

**Note 3 - For Option B the signatory would need expertise in the assessment of the fire risk presented by external wall materials and should be a member of a relevant professional body that deals with fire safety in the built environment. This could be a Chartered Engineer with the Institution of Fire Engineers or equivalent.**

**Note 4 – Should there be a desire for a third party to rely on this form, they should contact the signatory's organisation.**

**Note 5 - The investigation must include evidence of the fire performance of the actual materials installed. For both Options A and B this would often include either a physical inspection by the signatory to this form, or inspection of photographic or similar information gathered by a 3rd party (subject to the signatory having sufficient confidence in that 3<sup>rd</sup> party). It would also include the standards of construction of key fire safety installations such as cavity barriers. Given the nature of external walls this would typically involve investigations in a limited number of locations (actual number to be determined by the signatory). Review of design drawings may assist but on their own would not be sufficient. If the wall construction includes multiple wall types, the investigation should include each type.**

**Note 6 – The term 'limited combustibility' is as defined in BS 9991:2015.**

**Note 7 – Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation such as BS 9991 or relevant statutory guidance**

**Note 8 - In this situation the signatory should notify the client organisation that an appropriate risk assessment of the fire risk of the attachments might be required.**

**Note 9 - The assessment of fire risk as described above includes that insofar as is necessary to ensure a reasonable standard of health and safety of those in and around the building, all external wall constructions and any external attachments (e.g. balconies) of the building:**

**Resist spread of fire and smoke so far as is reasonably necessary to inhibit the spread of fire within the building, and**

**Are constructed so that the unseen spread of fire and smoke within concealed spaces is inhibited, and**

**Adequately resist the spread of fire over the walls, having regard to the height, use and position of the building.**

**The assessment takes account of regulations and published design guidance as were current at the time of construction as well as those which are current at the time of this assessment. It cannot be guaranteed that it would address guidance and regulations which may be introduced in the future.**

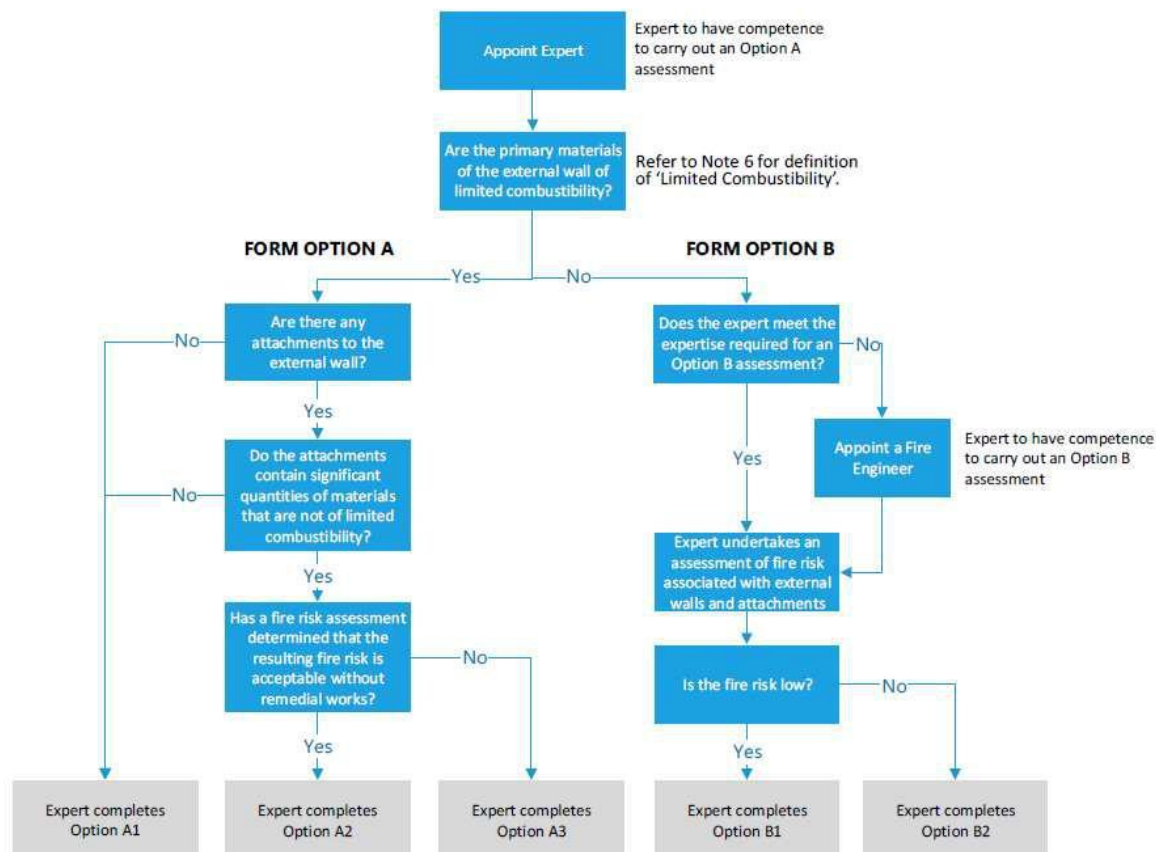
**Note 10 - The signatory may wish to provide their client organisation with a separate report on their investigation to support their statements in this form. That separate report would not normally**

**need to be supplied to the valuer along with this form (unless there are specific issues which may require it).**

**Note 11 – This form will need to be reassessed if any significant changes occur to the external wall or attachments of the building and is valid for up to 5 years from the date at which it is signed.**

## Flow Chart

### Flow Chart





HOME REPORT  
C O M P A N Y

EDINBURGH HEAD OFFICE

14 Rutland Square  
Edinburgh  
EH1 2BD  
Phone: 0131 608 0175

GLASGOW

272 Bath Street  
Glasgow  
G2 4JR  
Phone: 0141 433 8011

ABERDEEN

12A Carden Place  
Aberdeen  
AB10 1UR  
Phone: 01224 660 695

[info@homereportcompany.co.uk](mailto:info@homereportcompany.co.uk)

[www.homereportcompany.co.uk](http://www.homereportcompany.co.uk)



SCOTLAND'S LEADING INDEPENDENT HOME REPORT PROVIDER