

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto:planning.support@edinburgh.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE      100654575-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant    Agent

## Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Azadeh	Building Number:	50
Last Name: *	de Winter	Address 1 (Street): *	Salisbury Terrace
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Aberdeen
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	AB10 6QH
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

FLAT 8

Address 2:

10 BLAIR STREET

Address 3:

OLD TOWN

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH1 1QR

Please identify/describe the location of the site or sites

Northing

673559

Easting

325945

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Change of use of flat to short term let (sui generis) and flat.

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Our studio flat is ideally located to serve as a short-term tourist accommodation. When guests have stayed for long we often receive complaints regarding the following which are out with our control: internet connection due to lack of faster network infrastructure (note: 4G dongle in use); noise levels due to busy thoroughfare and bustling nightlife (note: windows well insulated and earplugs provided). The flat is thus not "loss of residential accommodation" as per NPF 4 30(e).

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

With ref to City of Edinburg Council reference number 23/03653/FULSTL (date of application 30/08/2023; date of decision 03/10/2023). Documents provided in connection with application uploaded to this proposal. Further evidence such as surveys can be submitted upon request.

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/03653/FULSTL

What date was the application submitted to the planning authority? \*

30/08/2023

What date was the decision issued by the planning authority? \*

03/10/2023

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Location not best suited for longer term tenants (due to lack of quick internet connection network and noise levels) and thus not seen as a "loss of residential accommodation" as per NPF 4 30(e).

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mrs Azadeh de Winter

Declaration Date: 20/12/2023

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto:planning.support@edinburgh.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100638634-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Change of use of flat to short term let (sui generis) and flat

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): \*

Please explain why work has taken place in advance of making this application: \* (Max 500 characters)

Use started prior to planning permission being requested by the Council.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Houghton Planning Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	Alloa Business Centre
Last Name: *	Houghton MRTPI	Building Number:	
Telephone Number: *	07780117708	Address 1 (Street): *	Whins Road
Extension Number:		Address 2:	Alloa
Mobile Number:		Town/City: *	Clacks
Fax Number:		Country: *	Scotland
		Postcode: *	FK10 3RF
Email Address: *	paul@houghtonplanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr and Mrs	Building Name:	
First Name: *	Remi and Azadeh	Building Number:	50
Last Name: *	de Winter	Address 1 (Street): *	Salisbury Terrace
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Aberdeen
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	AB10 6QH
Fax Number:			
Email Address: *	paul@houghtonplanning.co.uk		

## Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

FLAT 8

Address 2:

10 BLAIR STREET

Address 3:

OLD TOWN

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH1 1QR

Please identify/describe the location of the site or sites

Northing

673559

Easting

325945

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

32.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Flat

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*  Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*  Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*  Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*  Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*  Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*  Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

Bin storage

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): \*

Not in a Use Class

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): \*

32

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Short term let

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

Are you able to identify and give appropriate notice to ALL the other owners? \*

Yes  No

If you cannot trace all the other owners, can you give the appropriate notice to one or more owner? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate C

## Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you provided previously. Please note that your planning authority may be required to place an advertisement in a local newspaper. You may wish to contact the planning authority for further guidance.

Notice 1 is required

I understand my obligations to provide the above notice before I can complete the certificates. \*

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that – (1) –

I am/The applicant is unable to issue a certificate in accordance with Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and in respect of the accompanying application;

(2) - No person other than myself/the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

or –

(3) - I have/the applicant has been unable to serve notice on any person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner [Note 2] of any part of the land to which the application relates.

or –

(2) - I have/The applicant has served notice on each of the following persons other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner [Note 2] of any part of the land to which the application/appeal was owner [Note 2] of any part of the land to which the application relates.

Name:

Address:

MBP Blair Ltd, 29, York Place, Edinburgh

Date of Service of Notice: \*

Name:

Address:

Les and Lex Ltd, 10, Craigmount Grove, Edinburgh

Date of Service of Notice: \*

Name:

Mr Nathaniel Hawkins

Address:

10/2, Blair Street, Edinburgh

Date of Service of Notice: \*

Name:

Ms Jemma Gore

Address:

68, St Margarets Grove, Twickenham, London, TW1 1JG

Date of Service of Notice: \* 11/08/2023

Name: Ms Katie Metcalfe

Address: 8a, Camden Mews, London, NW1 1JG

Date of Service of Notice: \* 11/08/2023

Name: Mr Ben Anderman

Address: 151a, Broadhurst Gardens, London, NW6 3BE

Date of Service of Notice: \* 11/08/2023

Name: Mr and Mrs I Brown

Address: Al Andalus Compound, V Villa 4 Ring Road, PO Box 23373, Doha, Qatar

Date of Service of Notice: \* 11/08/2023

Name: Mr and Mrs G Wells

Address: Flat 3f1, 19, Dalziel Place, Edinburgh

Date of Service of Notice: \* 11/08/2023

Name: . Petros Walden Eleni Tsiosmpri

Address: 10/11, Blair Street, Edinburgh, EH1 1QR

Date of Service of Notice: \* 11/08/2023

Name: Mr Andrew Dennis

10, Greenway Court, Chaucher Road, Bath, BA2 4SY

Address:

Date of Service of Notice: \*

11/08/2023

Name:

. Lan He

Address:

2, Greencraig Drive, Edinburgh

Date of Service of Notice: \*

11/08/2023

Name:

Mr James Gray Kellie Smith

Address:

Breishame, Whitehill, Kelso, TD5 7RZ

Date of Service of Notice: \*

11/08/2023

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and \*have/has been unable to do so –

Full Registers of Scotland property search undertaken.

Signed: Paul Houghton MRTPI

On behalf of: Mr and Mrs Remi and Azadeh de Winter

Date: 11/08/2023

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |                              |   |
|--|------------------------------|---|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Paul Houghton MRTPI

Declaration Date: 11/08/2023

## Payment Details

Online payment: [REDACTED];

Payment date: [REDACTED]

Created: [REDACTED]

Houghton Planning Ltd.  
FAO: Paul Houghton MRTPI  
Alloa Business Centre  
Whins Road  
Alloa  
Clacks  
FK10 3RF

Mr & Mrs De Winter.  
50 Salisbury Terrace  
Aberdeen  
AB10 6QH

Date: 1 September 2023

Your ref: 23/03653/FULSTL

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended):**

Change of use of flat to short term let (In retrospect)  
Flat 8 10 Blair Street Edinburgh  
EH1 1QR

**REFERENCE NUMBER: 23/03653/FULSTL**

**REQUEST FOR INFORMATION**

The [Revised Draft National Planning Framework 4](#) (NPF 4) was approved by the Scottish Parliament on 11 January 2023. This plan is now a significant material consideration and is due to become part of the Development Plan from 13 February 2023. All planning applications must be considered against the relevant policies contained within NPF 4 in addition to the [Edinburgh Local Development Plan](#) (LDP).

NPF 4 contains a specific policy on short term lets, Policy 30(e) states:

*e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:*

*i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or*

*ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.*

If you wish to provide a planning statement on how your proposal complies with the above policy, please do so by **15 September 2023**. This must be uploaded via [eplanning.scot](#) using application number **23/03653/FULSTL**.

Yours faithfully

Planning Officer



The following statement was provided in response:

Our studio flat in number 10/8 Blair Street is ideally located to serve as a short-term tourist accommodation. When we have had guests staying for a number of weeks (typically students), we often receive complaints regarding the following which are outwith our control, reflecting the suitability of the property to short term lets:

- Internet connection: Although we provide the fastest possible 4G dongle option, due to the flat's central location and lack of access to a fast internet network infrastructure, the longer-term guests have found it difficult working / studying from the flat. However, the tourists staying shorter term have never had any complaints as their internet speed requirements are different to that of long-term tenants.

- Noise levels: Blair Street is a very busy thoroughfare between the Royal Mile and Cowgate, often servicing many tour groups until late at night as well as the bustling city centre nightlife (including bagpipe buskers on the Royal Mile which can be heard from the flat). Although our windows are well insulated and we provide earplugs to all our guests, these noise levels have been a nuisance for our guests that have stayed for a number of weeks. However, the tourists staying shorter term find it very charming and enjoy being right in the bustle of the city, able to "people watch" from the comfort of our flat.

For the above reasons, we do not feel the flat is best suited for longer-term tenants and thus we do not view the current short term let arrangement as a "loss of residential accommodation" as per NPF 4 30(e).

SELECT  
MEMBERSHIP  
NUMBER  
7005This certificate is not valid if  
number is defaced or altered**EICR: 480091**

Copyright © The Electrical Contractors' Association Of Scotland

**SECTION A. DETAILS OF THE PERSON ORDERING THE REPORT**Name: Azadeh De Winter  
Address: 10/8 Blair street EH1 1QR**SECTION B. REASON FOR PRODUCING THIS REPORT**

Reason: EICR

Date(s) on which inspection and testing was carried out: 30/08/2023

**SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT**Occupier: Azadeh De Winter  
Address: 10/8 Blair street EH1 1QR  
Description of premises Residential  Commercial  Industrial  Other (include brief description)   
Estimated age of the wiring system 40 years. Evidence of additions / alterations Yes  No  Not apparent   
If "yes", estimate age years. Installation records available? (Regulation 651.1) Yes  No  Date of last inspection (date)**SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING**

Extent of the electrical installation covered by this report 100% testing and visual with 20% inspection of accessories

Agreed limitations including the reasons (see Regulation 653.2) None

Agreed with:

Operational limitations including the reasons (see page no ) None

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 as amended to 28/03/2022 It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have not been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

**SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION**General condition of the installation (in terms of electrical safety): There is good earthing present along with full RCBO protection that will  
There was no apparent wear/tear to cabling or accessories at the time of testing

Overall assessment of the installation in terms of its suitability for continued use SATISFACTORY

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

**SECTION F. RECOMMENDATIONS**

Where the overall assessment of the suitability of the installation for continued use above is stated as UNSATISFACTORY, I/we recommend that any observations classified as 'Danger present' (code C1) or 'Potentially dangerous' (code C2) are acted upon as a matter of urgency. Investigation without delay is recommended for observations identified as 'Further investigation required' (code FI).

Observations classified as 'Improvement recommended' (code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I/we recommend that the installation is further inspected and tested by 30/08/2028 (date) for the following reasons

**SECTION G. DECLARATION**

I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.

**Inspected and tested by:**

Name (Capitals): SEAN SHISHODIA

Signature:  Date: 30/08/2023

For/on behalf of: P.Blackhall Ltd

Position: Electrician

Address: 5 New Lairdship Yards Broomhouse Road Edinburgh  
EH11 3UY**Report authorised for issue by:**

Name (Capitals): Peter Moonie

Signature:  Date: 30/08/2023

For/on behalf of: P.Blackhall Ltd

Position: Electrical Manager

Address: 5 New Lairdship Yards Broomhouse Road Edinburgh  
EH11 3UY**SECTION H. SCHEDULE(S)**

4 Schedule(s) of Inspection and 2 Schedule(s) of Circuit Details and Test Results are attached.

The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

## **ELECTRICAL INSTALLATION CONDITION REPORT**

### **GUIDANCE FOR RECIPIENTS**

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

1. The purpose of this Report is to confirm, so far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).
2. This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.
3. The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.
4. The 'original' Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.
5. Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.
6. Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.
7. For items classified in Section K as C1 ('Danger present'), the safety of those using the installation is at risk, and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.
8. For items classified in Section K as C2 ('Potentially dangerous'), the safety of those using the installation may be at risk and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.
9. Where it has been stated in Section K that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).
10. For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work. The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations'
11. Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button marked 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is pressed, seek expert advice. For safety reasons it is important that this instruction is followed.
12. Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.
13. Where the installation includes a surge protection device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. For safety reasons it is important that this instruction is followed.
14. Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.



OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM NO.	DESCRIPTION											OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)		
1.0	INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)													
	<p><b>Note 1:</b> Where inadequacies in the intake equipment are encountered, which may result in a dangerous situation, the person ordering the work and/or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority.</p> <p><b>Note 2:</b> For this section only, where inadequacies are found, an 'X' should be put against the appropriate item and comment made in Section K.</p>													
1.1	Distributor/supplier intake equipment											✓		
	• Service cable											✓		
	• Service head											✓		
	• Earthing arrangement											✓		
	• Meter tails											✓		
	• Metering equipment											✓		
	• Isolator (where present)											X		
	Person ordering work /Duty holder notified (Delete as appropriate)											X		
1.2	Consumer's Isolator (where present)											✓		
1.3	Consumer's meter tails											✓		
2.0	PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6;551.7)											N/A		
3.0	EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)													
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)											✓		
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)											N/A		
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)											✓		
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)											✓		
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)											✓		
3.6	Confirmation of main protective bonding conductor sizes (544.1)											✓		
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)											✓		
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)											✓		
4.0	CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)													
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)											✓		
4.2	Security of fixing (134.1.1)											✓		
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)											✓		
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)											✓		
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)											✓		
4.6	Presence of main linked switch (as required by 462.1.201)											✓		
4.7	Operation of main switch (functional check) (643.10)											✓		
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)											✓		
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)											✓		
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)											✓		
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)											N/A		
4.12	Presence of other required labelling (please specify) (Section 514)											✓		
4.13	Compatibility of protective devices, bases and other components; correct type and rating (No signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)											✓		
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)											✓		
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board 522.8.1; 522.8.5; 522.8.11)											✓		
4.16	Protection against electromagnetic effects where cables enter consumer unit/distribution board/ enclosures (521.5.1)											✓		
4.17	RCD(s) provided for fault protection - includes RCBOs (411.4.204; 411.5.2; 531.2)											✓		
4.18	RCD(s) provided for additional protection/requirements - includes RCBOs (411.3.3; 415.1)											✓		
4.19	Confirmation of indication that SPD is functional (651.4)											N/V		
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)											✓		
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)											N/A		
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)											N/A		

OUTCOMES	Acceptable condition	✓	Unacceptable condition	State C1 or C2	Improvement recommended	State C3	Further investigation	FI	Not verified	N/V	Limitation	LIM	Not applicable	N/A
ITEM NO.	DESCRIPTION											OUTCOME (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in Section K of the Condition Report)		
5.0	FINAL CIRCUITS													
5.1	Identification of conductors (514.3.1)													✓
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)													LIM
5.3	Condition of insulation of live parts (416.1)													✓
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1)													N/A
	• To include the integrity of conduit and trunking systems (metallic and plastic)													N/A
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)													✓
5.6	Coordination between conductors and overload protective devices (433.1; 533.2.1)													✓
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)													✓
5.8	Presence and adequacy of circuit protective conductors (411.3.1; Section 543)													✓
5.9	Wiring system(s) appropriate for the type and nature of the installation and external influences (Section 522)													✓
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)													LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)													LIM
5.12	Provision of additional requirements for protection by RCD not exceeding 30 mA:													✓
	• for all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3)													✓
	• for the supply of mobile equipment not exceeding 32A rating for use outdoors (411.3.3)													✓
	• for cables concealed in walls at a depth of less than 50 mm (522.6.202; 522.6.203)													✓
	• for cables concealed in walls/partitions containing metal parts regardless of depth (522.6.203)													✓
	• Final circuits supplying luminaires within domestic (household) premises (411.3.4)													✓
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)													✓
5.14	Band II cables segregated/separated from Band I cables (528.1)													✓
5.15	Cables segregated/separated from communications cabling (528.2)													✓
5.16	Cables segregated/separated from non-electrical services (528.3)													✓
5.17	Termination of cables at enclosures - indicate extent of sampling in Section D of the report (Section 526)													✓
	• Connections soundly made and under no undue strain (526.6)													✓
	• No basic insulation of a conductor visible outside enclosure (526.8)													✓
	• Connections of live conductors adequately enclosed (526.5)													✓
	• Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)													✓
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2(v))													✓
5.19	Suitability of accessories for external influences (512.2)													✓
5.20	Adequacy of working space/accessibility to equipment (132.12; 513.1)													✓
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)													✓
6.0	LOCATION(S) CONTAINING A BATH OR SHOWER													
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)													✓
6.2	Where used as a protective measure, requirements for SELV or PELV met (701.414.4.5)													N/A
6.3	Shaver sockets supply units comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)													N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)													N/A
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)													✓
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)													✓
6.7	Suitability of accessories and control gear etc. for a particular zone (701.512.3)													✓
6.8	Suitability of current-using equipment for particular position within the location (701.55)													✓
7.0	OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS													
7.1	List all other special installations or locations present, if any. (Record separately the results of particular inspections applied.)													N/A
8.0	CHAPTER 82 PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)													
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.													N/A

Inspected by: NAME (CAPITALS) SEAN SHISHODIA

Signature: 

Date: 30/08/2023

SCHEDULE OF CIRCUIT DETAILS



Distribution board details

DB reference: DB1

Location Cupboard in hall

Supplied from:

Distribution circuit OCPD: BS (EN): 61009-1

Type: Elucian

Rating/Setting: 6KA

A

SPD Details: Type(s)\*: T1  T2  T3 †  NA

CIRCUIT DETAILS															
Circuit number	Circuit Description	Conductor details					Overcurrent protective device					RCD			
		Type of wiring	Reference method †	Number of points served	Number & size		BS (EN)	Type	Rating (A)	Breaking capacity (kA)	Maximum permitted Z <sub>e</sub> (Ω)§	BS (EN)	Type	I <sub>Δn</sub> (mA)	Rating (A)
					Live (mm <sup>2</sup> )	CPC (mm <sup>2</sup> )									
1	Cooker	A		1	6	2.5	61009-1	B	32	6	1.37				
2	Sockets	A		12	2.5	1.5	61009-1	B	32	6	1.37				
3	Water Heater	A		1	2.5	1.5	61009-1	B	16	6	2.73				
4	Heater- Kitchen	A		1	2.5	1.5	61009-1	B	16	6	2.73				
5	Heater- Hall	A		1	2.5	1.5	61009-1	B	16	6	2.73				
6	Socket- Up	A		1	2.5	1.5	61009-1	B	16	6	2.37				
7	Lights	A		11	1.5	1.0	61009-1	B	6	6	7.28				
8	Spare														
9	Spare														
10	Spare														
11	Spare														

CODES FOR TYPES OF WIRING								
A	B	C	D	E	F	G	H	O
Thermoplastic insulated/ sheathed cables	Thermoplastic cables in metallic conduit	Thermoplastic cables in non-metallic conduit	Thermoplastic cables in metallic trunking	Thermoplastic cables in non-metallic trunking	Thermoplastic SWA cables	Thermosetting SWA cables	Mineral insulated cables	Other - please state

\* SPD Type. Where a combined T1 + T2 or T2 + T3 device is installed, indicate by ticking both Type boxes.

† Where a T3 SPD is installed to protect sensitive equipment, enter details in 'Remarks', column 31, of the Schedule of Test Results. (See section 534 of BS 7671:2018+A2:2022.)

‡ See Table 4A2 of Appendix 4 of BS 7671:2018+A2:2022.

§ Where the maximum permitted earth fault loop impedance vaule stated in column 12 is taken from a source other than the tabulated values given in Chapter 41 of BS 7671:2018+A2:2022, state the source of the data in the appropriate cell for the circuit in the 'Remarks', column 31, of the Schedule of Test Results.

SCHEDULE OF TEST RESULTS



<p><b>Distribution board details</b></p> <p>DB reference: DB1 <span style="float:right">Z<sub>db</sub> 0.30 Ω I<sub>pf</sub> 0.589 kA</span></p> <p>Confirmed: Correct polarity <input checked="" type="checkbox"/> Phase sequence <input type="checkbox"/></p> <p>SPD: Operational status confirmed <input type="checkbox"/> N/A <input type="checkbox"/></p>	<p><b>Details of test instruments used (serial and/or asset numbers)</b></p> <p>Multifunction: 61008-2</p> <p>Continuity:</p> <p>Insulation resistance:</p> <p>Earth fault loop impedance:</p> <p>RCD:</p> <p>Earth electrode resistance:</p>
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TEST RESULT DETAILS

Circuit number	Continuity (Ω)					Insulation resistance			Polarity #	Z <sub>s</sub> (Ω)		RCD		AFDD	Remarks  Include details of circuits and/or installed equipment vulnerable to damage when testing  (continue on a separate sheet if necessary)
	Ring final circuit			(R <sub>1</sub> + R <sub>2</sub> ) or R <sub>2</sub>		Test voltage (V)	Live - Live (MΩ)	Live - Earth (MΩ)		Maximum measured	Value Verified	Disconnection time (ms)**	Test button operation	Manual test button operation ††	
	r <sub>1</sub> (line) (Ω)	r <sub>1</sub> (neutral)	r <sub>2</sub> (cpc)	(R <sub>1</sub> + R <sub>2</sub> )	R <sub>2</sub>										
1				0.27		500	>299	>299	✓	0.60	<input checked="" type="checkbox"/>	19.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	0.67	0.67	0.83	0.35		500	>299	>299	✓	.0.62	<input checked="" type="checkbox"/>	19.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3				0.46		500	>299	>299	✓	0.79	<input checked="" type="checkbox"/>	19.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4				0.36		500	>299	>299	✓	0.64	<input checked="" type="checkbox"/>	20.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5				0.29		500	>299	>299	✓	0.59	<input checked="" type="checkbox"/>	19.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6				0.41		500	>299	>299	✓	0.68	<input checked="" type="checkbox"/>	19.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7				1.07		500	>299	>299	✓	1.41	<input checked="" type="checkbox"/>	19.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8											<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
9											<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
10											<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
11											<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
											<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	

Tested by name (Capitals): SEAN SHISHODIA Signature: \_\_\_\_\_

Date: 30/08/2023

¶ Not all SPDs have visible functionality indication.  
 # Where this schedule is issued with an Electrical Installation Condition Report, and incorrect polarity is identified, an 'X' should be entered.  
 \*\* RCD effectiveness is verified using an alternating current test at rated residual operating current (I<sub>Δn</sub>)  
 †† Not all AFDDs have a test button.



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

FLAT 8 , 10 BLAIR STREET, EDINBURGH, EH1 1QR

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 01 January 2016  
**Date of certificate:** 06 December 2016  
**Total floor area:** 31 m<sup>2</sup>  
**Primary Energy Indicator:** 522 kWh/m<sup>2</sup>/year

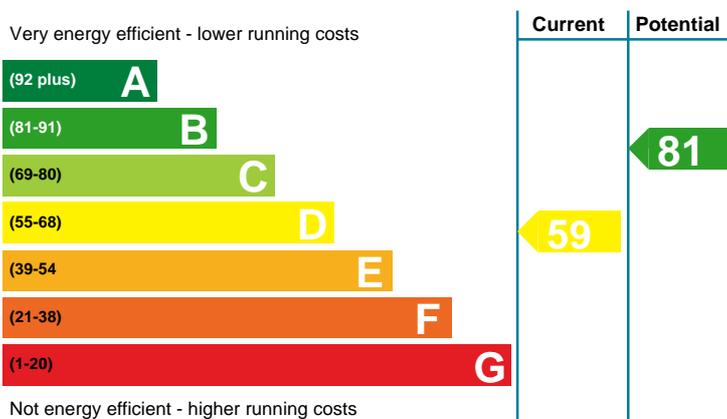
**Reference number:** 7016-5329-7000-0049-0906  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Room heaters, electric

## 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

<b>Estimated energy costs for your home for 3 years*</b>	<b>£2,001</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£1,119</b>	

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

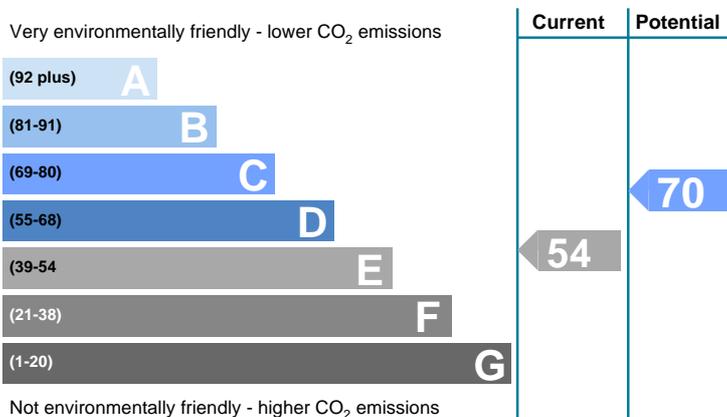


## Energy Efficiency Rating

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

Your current rating is **band D (59)**. The average rating for EPCs in Scotland is **band D (61)**.

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



## Environmental Impact (CO<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.

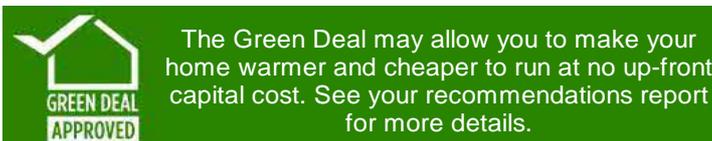
Your current rating is **band E (54)**. The average rating for EPCs in Scotland is **band D (59)**.

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	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£399.00	✓
2 Internal or external wall insulation	£4,000 - £14,000	£291.00	✓
3 Low energy lighting	£15	£24.00	

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.



**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	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Room heaters, electric	★☆☆☆☆	★★☆☆☆
Main heating controls	No thermostatic control of room temperature	★★☆☆☆	★★☆☆☆
Secondary heating	None	—	—
Hot water	Electric immersion, off-peak	★★☆☆☆	★★☆☆☆
Lighting	Low energy lighting in 50% 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 88 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 2.7 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,446 over 3 years	£453 over 3 years	
Hot water	£444 over 3 years	£348 over 3 years	
Lighting	£111 over 3 years	£81 over 3 years	
<b>Totals</b>	<b>£2,001</b>	<b>£882</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		Green Deal
			Energy	Environment	
1 Cavity wall insulation	£500 - £1,500	£133			
2 Internal or external wall insulation	£4,000 - £14,000	£97			
3 Low energy lighting for all fixed outlets	£15	£8			
4 High heat retention storage heaters	£400 - £600	£134			

Measures which have a green deal tick  are likely to be eligible for Green Deal finance plans based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation. Additional support may also be available for certain households in receipt of means tested benefits. Measures which have an orange tick  may need additional finance. To find out how you could use Green Deal finance to improve your property, visit [www.greenerscotland.org](http://www.greenerscotland.org) or contact the Home Energy Scotland hotline on 0808 808 2282.

### Alternative measures

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

- External insulation with cavity wall insulation
- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

## Choosing the right improvement package

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

## 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 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the Building Standards Division's section of the Scottish Government website ([www.scotland.gov.uk/Topics/Built-Environment/Building/Building-standards/publications/pubguide/cavitywallinsul](http://www.scotland.gov.uk/Topics/Built-Environment/Building/Building-standards/publications/pubguide/cavitywallinsul)) or the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### 2 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that planning permission might be required and that building regulations apply to this work so it is best to check with your local authority whether a building warrant or planning permission will be required.

### 3 Low energy lighting

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

### 4 High heat retention storage heaters

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

## Low and zero carbon energy sources

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

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

## Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to [www.energysavingtrust.org.uk/scotland/rhi](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)	3,521	N/A	(992)	(722)
Water heating (kWh per year)	1,519			

## Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

## 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. Peter Drennan
Assessor membership number:	EES/009523
Company name/trading name:	McNeill Maguire & McCreath T/A Allied Surveyors
Address:	22-24 Walker Street Edinburgh EH3 7HR
Phone number:	0131 226 6518
Email address:	<a href="mailto:admin@mmmcs.co.uk">admin@mmmcs.co.uk</a>
Related party disclosure:	Employed by the professional dealing with the property transaction

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).

## **Opportunity to benefit from a Green Deal on this property**

Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property.

To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit [www.greenerscotland.org](http://www.greenerscotland.org) or call 0808 808 2282.





**SHORT TERM LET (STL) LICENSING**  
**FIRE SAFETY CHECKLIST**

<b>Address</b>	Flat 8, 10 Blair Street		
		<b>Postcode</b>	EH1 1QR
<b>Dutyholder</b>	Azadeh and Remy de Winter	<b>Contact Tel No</b>	[REDACTED]
<b>Contact Email</b>	[REDACTED]		
<b>Premises STL Reference</b>			
<b>Section A:</b>	<b>Premises Profile</b>	<b>Yes</b>	<b>No</b>
Is the maximum occupancy of the premises for 10 persons or less (including children); or Is the premises being used for home sharing for 8 guests or less (including children)?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the premises have an escape route from each short term let bedroom via a hall and/or stair to at least one final exit door (which has direct access to the outside)?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the premises have letting accommodation on one or two floors only?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the premises storey areas less than 200 m <sup>2</sup> internal floor space?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Section B:</b>		<b>Yes</b>	<b>No</b>
Have you carried out and recorded a Fire Safety Risk Assessment which is available for inspection?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has the Fire Safety Risk Assessment fully considered the diverse range of needs that guests may have in relation to fire safety?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has the Fire Safety Risk Assessment been reviewed in the previous 12 months? <i>Where answer is "No" see guidance below for further advice</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Have escape routes (fire resisting construction and self-closing fire doors where appropriate) been assessed as adequate for the property type through the premises Fire Safety Risk Assessment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Can you confirm that no inner rooms are used as sleeping accommodation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Are escape routes (including communal areas, where present) clearly signed as such and kept free from obstruction at all	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Have you recorded the evacuation procedures and ensured that guests are aware of them? E.g. have they been provided with the information in the form of a fire action notice or via a welcome folder? <i>Where answer is "No" see guidance below for further advice</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		Yes	No
<b>Doors and Exits</b>	Do all final exit doors, including the main entrance used by guests, open from the inside without use of a key? <i>Where answer is "No" see guidance below for further advice</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Firefighting Equipment (Extinguishers)</b>	Is the firefighting equipment adequate for the risk in the premises (number, type, location)? ** as assessed through the premises Fire Safety Risk Assessment? <i>Where answer is "No" see guidance below for further advice</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Is firefighting equipment maintained annually and recorded on the test labels and/or log book? <i>Where answer is "No" see guidance below for further advice</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Automatic Fire Detection</b>	Is the level of automatic fire detection adequate within the premises as assessed through the premises Fire Safety Risk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Is the system tested weekly/monthly/annually and the results recorded in a Log Book? <i>Where answer is "No" see guidance below for further advice</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Emergency Lighting</b>	Is there adequate provision for the lighting of emergency routes in the event of a mains failure as assessed through the premises Fire Safety Risk Assessment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Is any equipment provided tested and maintained with the results of tests recorded in a Log Book? <i>Where answer is "No" see guidance below for further advice</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>General</b>	Is there an up to date Fire Log Book including test certificates available for audit? <i>Where answer is "No" see guidance below for further advice</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### **Guidance Advice for Dutyholders**

1. [Do You Have Paying Guests?](#) (Currently National Fire Chiefs Council Guidance for English based properties. This will be superseded by Scottish Guides in due course)
2. [Practical Fire Safety Guidance for Existing Premises with Sleeping Accommodation](#)  
(Where answers are yes in all of section A Annex 2 may be used.)
3. [Non-domestic fire safety](#)

STL checklist\_Version\_2 June 2023

# 10/ 8 Blair Street, EH1 1QR

## House Rules

No smoking is allowed in the studio!

Please respect our wish and take off your shoes whilst staying here.

Make yourself at home and feel free to use any supplies provided in the kitchen and bathroom.

Food should be stored appropriately in containers or in the fridge. Overflowing bins should be emptied regularly. Please throw these in the large rubbish containers provided outside of the building (normally parked near the entrance).

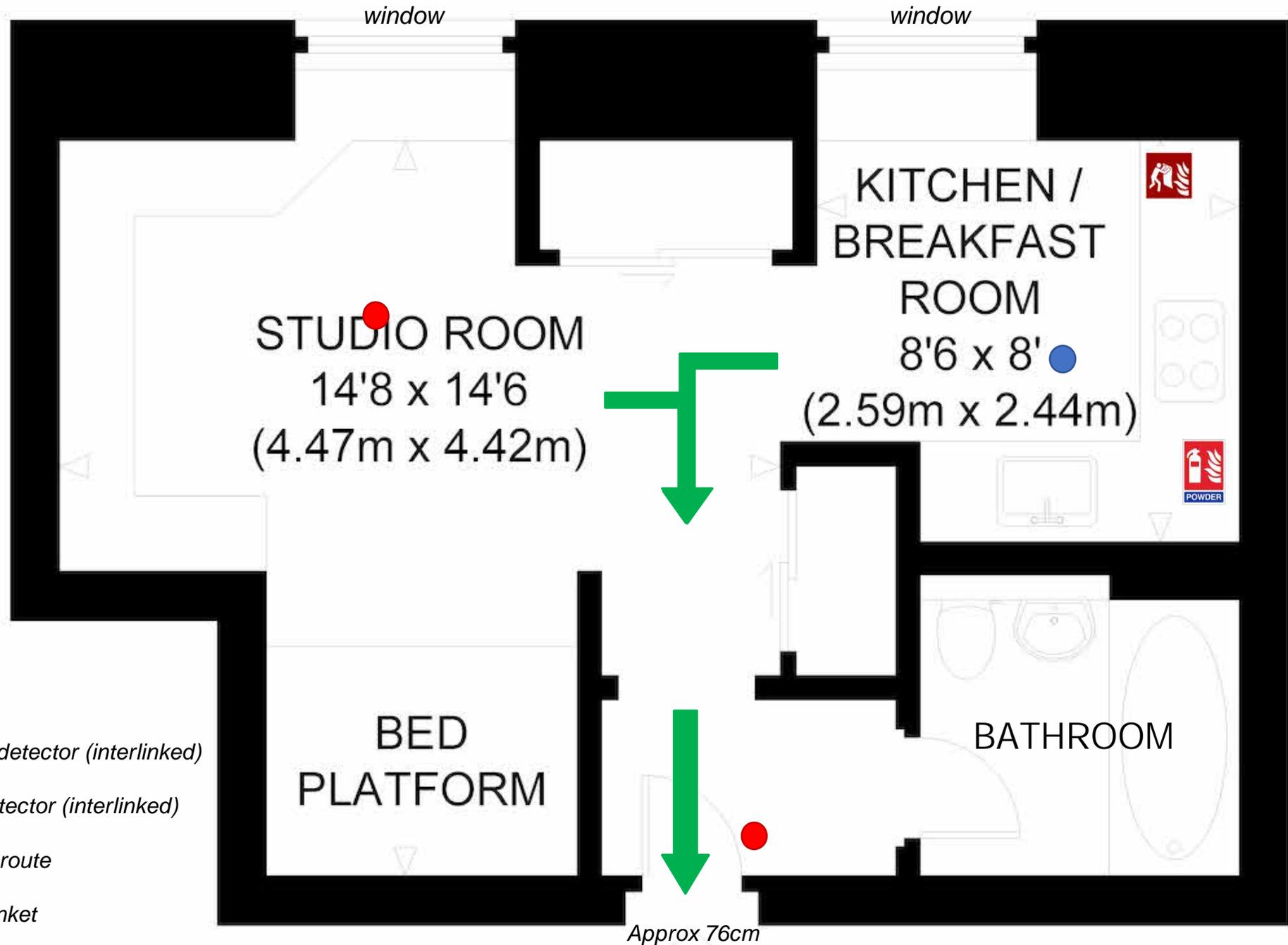
Be considerate to the neighbours: keep noise to a minimum in the communal hallway and music volume at a reasonable level.

Think of the environment and turn off all lights and heating when leaving the studio. This is particularly important on your departure day.

Always ensure the front door and windows are securely locked when leaving the studio.

Check out is at 11AM, please put the keys back in the lockbox outside and pull the door closed securely behind you.

Thank you!



STUDIO ROOM  
14'8 x 14'6  
(4.47m x 4.42m)

KITCHEN /  
BREAKFAST  
ROOM  
8'6 x 8'  
(2.59m x 2.44m)

BED  
PLATFORM

BATHROOM

Approx 76cm

front door to communal hallway  
(access to street via elevator and stairs)

-  Smoke detector (interlinked)
-  Heat detector (interlinked)
-  Escape route
-  Fire blanket
-  Fire extinguisher (powder)

## 10/8, Blair Street, Edinburgh, EH1 1QR

