

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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### **First-tier Tribunal for Scotland (Housing and Property Chamber)**

### **Repairing Standard Enforcement Order (RSEO): Housing (Scotland) Act 2006 Section 24**

**Chamber Ref: FTS/HPC/RT/17/0076**

**Land Register Title No: KNC1519**

**Property at 26 Thistle Drive, Portlethen, Aberdeen, AB12 4QH  
("The Property")**

#### **The Parties:-**

**ABERDEENSHIRE COUNCIL, Gordon House, Blackhall Road, Inverurie, AB51  
3WA  
("the Third Party Applicant")**

**MS TERESA MENNIE, 26 Thistle Drive, Portlethen, Aberdeen, AB12 4QH  
("the Tenant")**

**MR ABDUL HAMID and MISS TAHMIDA KALAM, 8 Ramsay Road, Stonehaven,  
AB39 2HJ  
("the Landlords")**

Whereas in terms of their decision dated 5 June 2017, the First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal') determined that the Landlords have failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ('the Act') and in particular that the Landlords have failed to ensure that:-

- (a) The Property is wind and water tight and in all other respects reasonably fit for human habitation.
- (b) The installations in the Property for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.
- (c) Any fixtures, fitting and appliances provided by the Landlords under the tenancy are in a reasonable state of repair and in proper working order; and
- (d) The Property has satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire; and



- (e) The Property has satisfactory provision for giving warning if Carbon Monoxide is present in a concentration that is hazardous to health.

the tribunal now requires the Landlords to carry out such work as is necessary for the purposes of ensuring that the Property meets the repairing standard and that any damage caused by the carrying out of any work in terms of this Order is made good.

In particular the tribunal requires the Landlords to carry out the following works:-

(a) Conservatory

- (i) To repair or replace the handle and lock on the external door from the conservatory to the rear garden to ensure that the door opens, closes and locks correctly and is in a reasonable state of repair and in proper working order.
- (ii) To repair or replace the handles of the two windows in the conservatory to ensure that the windows open, close and lock correctly and are in a reasonable state of repair and in proper working order.
- (iii) To replace the lower pane of glass that is cracked and to ensure that the replacement pane is wind and watertight, in a reasonable state of repair and in proper working order.

(b) Windows (excluding conservatory windows)

- (i) Under exception of the window on the upper landing, to repair or replace the handles of the windows of the Property to ensure that they open, close and lock correctly and are in a reasonable state of repair and in proper working order.
- (ii) Within the livingroom, to repair or replace the seals around the windows to ensure that the windows are wind and watertight and in a reasonable state of repair and proper working order.
- (iii) On the upper landing to provide a key to allow the window to be unlocked and opened, and thereafter if required to repair or replace the window handle to ensure that it opens, closes and locks correctly and is in a reasonable state of repair and in proper working order.

(c) External Doors

- (i) To repair or replace the damaged sill to the front exterior door of the Property to ensure that the door is wind and watertight and in a reasonable state of repair and in proper working order.
- (ii) To repair or replace the damaged sill to the rear exterior door of the Property leading from the kitchen to the garden to ensure that the door is



wind and watertight, in a reasonable state of repair and in proper working order.

- (iii) To repair or replace the handle of the rear exterior door of the Property leading from the kitchen to the garden to ensure that the door opens, closes and locks correctly and is in a reasonable state of repair and in proper working order.
- (iv) To repair or replace the UPVC frame including the rear exterior door from the kitchen to the garden, adjacent window and panel beneath the window to ensure that the combined structure is in a reasonable state of repair and in proper working order.

(d) Banister

To repair or replace the spindles of the banister on the upper landing to ensure that they are in a reasonable state of repair and at a maximum distance apart of 100mm.

(e) Electrics

- (i) To repair or replace the loose sockets within the kitchen namely to the left of the fridge freezer and to the left of the external door to the rear garden to ensure that they are in a reasonable state of repair and in proper working order.
- (ii) To repair or replace the loose socket in the main bedroom (situated upstairs to the right of the bathroom) to the right of the window to ensure that it is in a reasonable state of repair and in proper working order.
- (iii) In the kitchen to repair or replace the switch to the right of the door from the hall to ensure that it is in a reasonable state of repair and in proper working order.
- (iv) In the livingroom to the right of the window to repair or replace the socket to ensure that it is in a reasonable state of repair and in proper working order.
- (v) In the upper hallway to repair or replace the switch operating the bathroom light to ensure that it is in a reasonable state of repair and in proper working order.
- (vi) To repair or replace the spotlights in the lower hall to ensure that they are in a reasonable state of repair and in proper working order.
- (vii) To install sufficient smoke alarms and heat detectors that are mains wired and interlinked and otherwise comply with the requirements of the relevant fire legislation.



(f) Central Heating System

To engage a reputable specialist to investigate the cause of the central heating system failing to operate correctly and to carry out any works recommended by that specialist to ensure that the central heating system is in a reasonable state of repair and in proper working order and safe to use, and without prejudice to the foregoing generality, the tribunal requires the Landlords to have the specialist prepare a report on any faults affecting the central heating system and to exhibit this report to the tribunal.

(g) Carbon Monoxide Detection

To install a carbon monoxide detector to comply with the requirements of the relevant legislation.

(h) Additional Reports

- (i) To produce a clear Electrical Installation Condition Report from a suitably qualified electrician confirming that the electrical installations within the property are in proper working order and comply with the relevant regulations with no items marked as Category 1 or Category 2. The Landlords are to exhibit such clear Electrical Installation Condition Report to the tribunal.
- (ii) To produce a current Gas Safety Certificate confirming that the central heating system in is in proper working order, safe to use and complies with the relevant regulations. The Landlords are to exhibit such Gas Safety Certificate to the tribunal.

The tribunal orders that the works specified in this Order must be carried out and completed within the period of 12 weeks from the date of service of this Notice.

**A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.**

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

**Please note that in terms of section 28(1) of the Act, a landlord who, without reasonable excuse, fails to comply with a RSEO commits an offence liable on summary conviction to a fine not exceeding level 3 on the standard scale. A landlord (and that includes any landlord's successor in title) also commits an offence if he or she enters into a tenancy or occupancy arrangement in relation to a house at any time during which a RSEO has effect in relation to the house.**



**This is in terms of Section 28(5) of the Act.**

In witness whereof these presents type written on this and the preceding page(s) are executed by Miss Gillian Buchanan, Solicitor, 1 Atlantic Quay, 45 Robertson Street, Glasgow, G2 8JB, Chairperson of the tribunal at Dundee on 5 June 2017 before this witness:-

<u>J Lynch</u>	witness	<u>G Buchanan</u>	chairperson
<u>JENNI LYNCH</u>	name in full		
<u>1/0 THORNTONS LAW LLP</u>	Address		
<u>WHITEHALL HOUSE</u>			
<u>33 YEAMAN SHORE</u>			
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# Housing and Property Chamber First-tier Tribunal for Scotland



**First-tier Tribunal for Scotland (Housing and Property Chamber)**

**STATEMENT OF DECISION: Housing (Scotland) Act 2006 Section 24(1)**

**Chamber Ref: FTS/HPC/RT/17/0076**

**Property at 26 Thistle Drive, Portlethen, Aberdeen, AB12 4QH  
("The Property")**

**The Parties:-**

**ABERDEENSHIRE COUNCIL, Gordon House, Blackhall Road, Inverurie, AB51  
3WA  
("the Third Party Applicant")**

**MS TERESA MENNIE, 26 Thistle Drive, Portlethen, Aberdeen, AB12 4QH  
("the Tenant")**

**MR ABDUL HAMID and MISS TAHMIDA KALAM, 8 Ramsay Road, Stonehaven,  
AB39 2HJ  
("the Landlords")**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal'), having made such enquiries as it saw fit for the purposes of determining whether the Landlords have complied with the duty imposed by Section 14(1)(b) in relation to the Property, and taking account of the evidence led by the Third Party Applicant and the Tenant at the hearing, determined that the Landlords had failed to comply with the duty imposed by Section 14(1)(b) of the Act.**

**Background**

1. By application received on 6<sup>th</sup> March 2017 the Third Party Applicant applied to the Housing and Property Chamber for a determination of whether the Landlords had failed to comply with the duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The application by the Third Party Applicant stated that the Third Party Applicant considered that the Landlords had failed to comply with their duty to ensure that the Property meets the repairing standard and in particular that the Landlords had failed to ensure that:-



- (a) The Property is wind and water tight and in all other respects reasonably fit for human habitation.
  - (b) The installations in the Property for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.
  - (c) Any fixtures, fitting and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; and
  - (d) Any furnishings provided by the Landlord under the tenancy are capable of being used safely for the purpose for which they are designed.
  - (e) The Property has satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire; and
  - (f) The Property has satisfactory provision for giving warning if Carbon Monoxide is present in a concentration that is hazardous to health.
3. By letter dated 28<sup>th</sup> March 2017 the Convenor of the Housing and Property Chamber intimated a decision to refer the application under Section 22(1) of the Act to a tribunal.
  4. The tribunal served Notice of Referral under and in terms of Schedule 2, Paragraph 1 of the Act upon the Third Party Applicant, the Landlords and the Tenant.
  5. Following service of the Notice of Referral, the Third Party Applicant made no further written representations to the tribunal other than the original application. The Landlords made no written representations to the tribunal. The Tenant made no written representations to the tribunal other than indicating by letter dated 27<sup>th</sup> April 2017 that she intended to attend the hearing on the application
  6. The tribunal, comprising Miss Gillian Buchanan, Chairperson and Legal Member and Mr Mark Andrew, Ordinary Member, inspected the Property on the morning of 23<sup>rd</sup> May 2017. The Third Party Applicant was represented by Ms Julia Leonard during the inspection and the Tenant was present. The Landlords were not present and were not represented. Photographs were taken and are attached.
  7. At the time of the inspection it was fair and dry.
  8. Following the inspection of the Property the tribunal held a hearing at Credo Centre, 14-20 John Street, Aberdeen, AB25 1BT and heard from the Third Party Applicant represented by Ms Julia Leonard and the Tenant. The Landlords were neither present nor represented.
  9. The Third Party Applicant submitted as follows:-



- (a) That the Third Party Applicant was first contacted by the Tenant in around February 2017 intimating that repairs are required to the conservatory, the boiler and the electrics within the Property.
- (b) That as a consequence of their investigations the Third Party Applicant identified that there existed over the Property an outstanding Repairing Standards Enforcement Order ("RSEO") and that the Landlords were not registered with them.
- (c) That as a consequence of their intervention, the Third Party Applicant had now received applications from each of the Landlords for registration which were pending.
- (d) That on behalf of the Third Party Applicant, Ms Julia Leonard visited the Property in February 2017.
- (e) That at a meeting with the Landlords in around April 2017 attended by Ms Leonard the Landlords intimated that they were not refusing to carry out repairs required to the Property but that the Tenant was obstructing the works.
- (f) That at the meeting the Landlords also indicated that the previous RSEO remained outstanding as they were then living in the Property and they were in any event ignorant of what was required of them as Landlords.
- (g) That the Landlords had failed to respond to letters sent to them by the Third Party Applicant on 10<sup>th</sup> February 2017 as a consequence of which application to the Housing and Property Chamber was made.

10. The Tenant submitted as follows:-

- (a) That prior to signing the Lease of the Property, the Tenant viewed the Property on one occasion but during that viewing did not attempt to open and close all the windows and doors.
- (b) That at the commencement of the Lease the Landlords led the Tenant to believe the boiler was new.
- (c) That the Tenant agreed with the Landlords that she would decorate the rooms.
- (d) That a few days prior to Christmas 2016 the boiler leaked from the upstairs cupboard in which it is located through the ceiling to the hall below.
- (e) That following the leak the Tenant sent a text to the Landlords to report the repair required. The Landlords responded by text accusing the Tenant of "playing games".
- (f) That the Tenant arranged the attendance of a plumber who indicated that the boiler was not new and ought to be condemned.



- (g) That the Tenant sought advice from the Third Party Applicant.
- (h) That the Tenant has been served with a Notice to Quit which expires on 26<sup>th</sup> June 2017 and upon which the Tenant will take advice.
- (i) That the Tenant's son and daughter have moved out of the Property due to its state of repair and the Tenant has been signed off work due to stress.
- (j) That the repairs about which the Tenant complains are:-
- (i) That within the conservatory the two windows do not open and close properly and the handles are loose, a pane of glass is cracked and covered with a cereal packet, and the door does not open and close correctly due to the lock and handle being loose.
  - (ii) The windows in the Property do not open and close correctly and seals are loose or missing as a consequence of which during periods of heavy rain water collects on the windowsills.
  - (iii) The external door leading from the kitchen to the rear garden has a damaged sill which allows water to penetrate the Property and whilst the door will lock and close the spring in the handle of the door is broken.
  - (iv) The external door leading from the kitchen to the rear garden and the adjacent window are set into a UPVC frame with a panel beneath the window all of which is loose.
  - (v) The external front door leading from the hall has a broken sill and water penetrates into the hall.
  - (vi) The window on the upper landing of the Property does not open and no key has been provided to allow the window to be unlocked.
  - (vii) On the upper landing the spindles of the banister are loose and can be removed, in addition to which the distance between the spindles is too far apart and not compliant with building regulations.
  - (viii) In the kitchen the socket to the left of the fridge and to the left of the back door are not secure and are hanging off the wall and the socket to the right of the door leading from the kitchen into the hall does not function.
  - (ix) In the livingroom, the socket to the right of the window and towards the floor sometimes operates but on other occasions does not operate.
  - (x) In the master bedroom there are loose electrical sockets.
  - (xi) The switch in the upper hall which operates the bathroom light works only intermittently.



- (xii) Within the lower hall all four spotlights are hanging down with the wooden beam above the spotlight situated immediately inside the front door having been scorched.
  - (xiii) That when the Tenant previously used the central heating system it sometimes worked and on other occasions did not work. As a consequence of the plumber previously employed by the Tenant having condemned the boiler, the Tenant no longer uses the boiler or the central heating system.
  - (xiv) There is no carbon monoxide detector within the Property.
  - (xiv) There are inadequate smoke alarms within the Property and no heat detector in the kitchen.
- (k) Whilst the Tenant previously complained that the conservatory leaked where it meets the exterior back wall of the Property, the Tenant accepted that the Landlords had carried out repairs and that this complaint could be treated as withdrawn.

### **Summary of the issues**

11. The issues to be determined are:-

- (a) Whether the windows and doors within the Property, including the conservatory, are wind and water tight, in a reasonable state of repair and in proper working order.
- (b) Whether the upper landing stair banister is in a reasonable state of repair.
- (c) Whether the UPVC frame incorporating the external door from the kitchen, the adjacent window and the panel beneath are in a reasonable state of repair and in proper working order.
- (d) Whether the electrical installations and the central heating system within the Property are in a reasonable state of repair and in proper working order.
- (e) Whether the Property has satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire.
- (f) Whether the Property has satisfactory provision for giving warning if carbon monoxide is present in a concentration that is hazardous to health.

### **Findings of fact**

12. The tribunal finds the following facts to be established:-

- (a) That the Landlords are the heritable proprietors of the Property.



- (b) That the Tenant is the tenant of the Property in terms of a Lease dated 13<sup>th</sup> September 2016.
- (c) That the tenancy is an assured tenancy that commenced on 1<sup>st</sup> September 2016.
- (d) That with regard to the required repairs intimated by the Third Party Applicant and the Tenant:-

#### Conservatory

- (i) That the external door from the conservatory to the rear garden does not operate correctly in that the handle and locking mechanism is loose.
- (ii) That the two windows of the conservatory do not open and close correctly and the handles of the windows are loose.
- (iii) That one of the lower panes of glass is cracked and requires replaced.

#### Windows

- (i) That with the exception of the window on the upper landing, the windows generally do not open and close correctly and the handles are loose.
- (ii) Within the livingroom, the seals around the window are hanging loose.
- (iii) That the window on the upper landing cannot be opened and no key for the lock has been provided.

#### External Doors

- (i) That the sill of the front external door is damaged as a consequence of which water leaks into the hall.
- (ii) That the sill of the external rear door leading from the kitchen is damaged as a consequence of which water leaks into the kitchen.
- (iii) That whilst the external rear door locks, the locking mechanism does not operate correctly as a consequence of a spring within that mechanism being broken.
- (iv) The entire UPVC frame into which the rear external door and kitchen window are set is loose with the panel beneath the window having failed entirely causing the arrangement to lose structural integrity.



### Banister

That the spindles of the banister on the upper landing are loose and are placed too wide apart.

### Electrics

- (i) That there are loose sockets within the kitchen namely to the left of the fridge freezer and to the left of the external door to the rear garden.
- (ii) That there is a loose socket in the main bedroom to the right of the window.
- (iii) That in the kitchen the switch to the right of the door from the hall does not operate and in the livingroom to the right of the window the socket works only intermittently.
- (iv) That the switch operating the bathroom light works only intermittently.
- (v) That the spotlights in the lower hall are hanging down with wires exposed.
- (vi) That no EICR had been provided.

### Heating System

- (i) The heating system works only intermittently.
- (ii) That a previous RSEO registered on 14<sup>th</sup> July 2010 remains outstanding which narrates repairs required by the Landlords and includes a requirement "to ensure that the boiler is in a reasonable state of repair and in proper working order".

### Fire Detection

- (i) That whilst there exists a mains wired smoke detector in the upper hallway there are no other smoke alarms in the lower hall way or livingroom and no heat detector in the kitchen.
- (ii) That the previous RSEO remains outstanding and includes a requirement that the Landlord install "two mains wired and interlinked smoke alarms to be installed or repaired as appropriate in the ground and first floor halls in order that the house is satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire"
- (iii) That there is no carbon monoxide detector within the Property.



## Reasons for the decision

13. The Property is on two storeys and is located within a row of terraced properties. The Property comprises a conservatory, kitchen/diner, livingroom and hallway on the ground floor and a bathroom and two bedrooms leading from the upper hallway.

On arrival the tribunal inspected the conservatory. The Tenant intimated that a contractor presumably employed by the Landlords had been on the roof of the conservatory in around February 2017 as a consequence of which water no longer leaked into the conservatory where it adjoins the exterior wall. However, the tribunal noted a cracked lower pane of glass which had been covered by a cereal packet, that the two windows did not open and close correctly and that the exterior door leading from the conservatory into the rear garden did not operate correctly as a consequence of the handle and lock being loose. The tribunal was therefore satisfied that within the conservatory the windows, cracked glazing and door did not meet the repairing standard not being in a reasonable state of repair and in proper working order.

The tribunal examined the windows throughout the Property. In the livingroom the Tenant had replaced the two window handles to allow the windows to open and close securely. However, the seals of the windows were hanging down. The window on the upper landing of the Property would not open or close at all and no key to the lock of the handle had been provided. Elsewhere and throughout the Property the window handles were loose and the windows did not open and close correctly. The tribunal concluded that the windows throughout the Property do not meet the repairing standard in that they are not in a reasonable state of repair and in proper working order.

The tribunal examined the front exterior door into the Property. The sill of the door was found to be damaged and the Tenant reported that water leaked into the hallway during periods of heavy rain.

The tribunal examined the exterior door leading from the kitchen to the back garden. Again the sill was found to be damaged and the Tenant reported that during periods of heavy rain water would leak into the kitchen. The handle of the rear door was also found not to operate correctly in that whilst the handle would lock the operating mechanism was broken. The tribunal was satisfied that both exterior doors were not wind and water tight and were not in a reasonable state of repair and in proper working order.

The rear exterior door of the Property is set into a UPVC frame along with the adjacent kitchen window and a panel beneath. When a modest amount of pressure was applied to the frame of the open exterior door, the entire UPVC frame incorporating the door, window and panel flexed considerably. The tribunal noted in particular the panel beneath the window to have failed entirely as a consequence of which the tribunal concluded that the UPVC frame had lost structural integrity. The tribunal was satisfied that the entire arrangement of the rear exterior door, window and panel within the UPVC frame was not in a reasonable state of repair and in proper working order.



Within the kitchen the Tenant identified two electrical sockets that were loose namely to the left of the fridge freezer and to the left of the rear exterior door. The Tenant also identified a switch to the right of the door leading from the kitchen to the hallway that did not operate at all. In the livingroom to the lower right of the window the tenant identified a double electrical socket that worked only intermittently and in the master bedroom upstairs the Tenant identified another socket to the right of the window that was loose. The switch operating the light fitting in the bathroom is located within the upper hall. The Tenant explained that the light switch operates only intermittently and on those occasions when it does not work by sharply hitting the adjacent bathroom wall the light usually comes on. Within the lower hall the four spotlights in the ceiling were hanging down with wires exposed and scorching could be seen to the wooden beam located immediately above the spotlight directly inside the front exterior door.

In the upper hall the spindles of the banister were loose and could readily be removed. In addition the tribunal identified that the spindles are centred too far apart. They ought to be no more than 100mm apart to comply with building regulations. The tribunal was satisfied that the banister in the upper hall is not in a reasonable state of repair or in proper working order.

The Tenant explained that prior to her reporting the boiler leaking a few days before Christmas 2016 the central heating system worked only intermittently. Despite her reporting the boiler having leaked no repairs had been carried out and the plumber who had looked at the boiler had condemned it. No repairs have been effected. The tribunal noted the terms of the previous RSEO with regard to the boiler. However, the tribunal noted there to be a wider concern with regard to the operation of the central heating system itself. The tribunal was not satisfied that the central heating system is in a reasonable state of repair and in proper working order.

The tribunal observed no carbon monoxide detector within the Property.

The tribunal observed only one mains wired smoke alarm within the upper hall of the Property. The tribunal noted the terms of the previous RSEO requiring two mains wired and interlinked smoke alarms to be installed or repaired as appropriate in the ground and first floor halls. Despite that previous RSEO being outstanding, the tribunal determined that an additional mains wired and interlinked smoke alarm is required within the livingroom and a heat detector within the kitchen.

## **Decision**

14. The tribunal accordingly determined that the Landlords had failed to comply with the duty imposed by Section 14(1)(b) of the Act.
15. The tribunal proceeded to make a Repairing Standard Enforcement Order as required by section 24(1).
16. The decision of the tribunal was unanimous.



## Right of Appeal

- 17. A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.**

### Effect of section 63

18. Where such an appeal is made, the effect of the decision and of the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the decision and the order will be treated as having effect from the day on which the appeal is abandoned or so determined.

**G Buchanan**

Signed.....

Date 5 June 2017

Chairperson



**Photographs of 26 Thistle Drive, Portlethen, AB12 4QH**

**Taken on 23<sup>rd</sup> May 2017**



**Front elevation.**



**Conservatory door – loose and un-lockable**



Conservatory window in open position. – does not close properly



Conservatory – cracked pane of glass covered by cereal packet



**Damaged UPVC panel beneath kitchen window**



**Kitchen door to garden showing damaged sill which leaks**



Living room window showing loose draughtproofing strips



Living room window – replacement locks fitted by tenant



Living room window – replacement locks



Front door – damaged sill which leaks



Loose socket in kitchen to left of fridge



Loose and dangerous socket in kitchen to left of door



Kitchen socket to right of door which does not work



Loose socket in bedroom



Loose ceiling downlight in hallway



2<sup>nd</sup> loose ceiling light in hallway



**3<sup>rd</sup> loose ceiling light in hallway**



**4<sup>th</sup> loose ceiling light in hallway**



**Bannister rail on landing showing loose spindles and wide centres**



**Pipework beneath boiler showing mix of copper pipes and plastic couplings**



**Single smoke alarm on landing**

**Pictures taken by M H T Andrew FRICS**

