

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 (“the Act”) Section 24(1)

Chamber Ref: FTS/HPC/RP/25/2990

Title Number: MID84957 (title sheet updated 10 October 2024)

Re: Ground floor Flat 1, 71 Clermiston Road, Edinburgh, EH12 6UY
 (“the House”)

The Parties:

Ms. Victoria Ruthven, Ground floor Flat 1, 71 Clermiston Road, Edinburgh,
EH12 6UY
 (“the tenant”)

Mr. Geoffrey Bain, Flat 1046, Inverleith Gardens, Edinburgh EH3 5QF
 (“the landlord”)

Mr Nicholas Henderson, 26/3 Moray Place, Edinburgh, EH3 6DA
 (“the landlord’s representative”)

Tribunal Members:

Susan Christie (Legal Member)

Sara Hesp (Surveyor/Ordinary Member)

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 Landlord has complied with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 (“the Act”) in relation to the House, determined firstly that the Landlord has such a duty; and secondly he has not complied with the duty imposed by Section 14(1)(b) of the Act. The tribunal accordingly made a Repairing Standard Enforcement Order (“RSEO”) as required by Section 24(2) of the Act.

Background

1. The Tenant applied to the Tribunal around 10 July 2025 in terms of Section 22(1) of the Housing (Scotland) Act 2006, seeking an Order against the landlord on the basis that he had failed to comply with the duties imposed by Section 14(1)(b) of the Act, under section 14(1) to meet the Repairing Standard.
2. By Notice of Acceptance of Application, dated 15 August 2025, the Legal Member with delegated powers of the Chamber President intimated that there were no grounds upon which to reject the application and the application was referred to the tribunal for a determination.
3. The application included a letter of intimation to the Landlord detailing the matters complained and a list comprising of 56 items. Further written representations were submitted by the tenant of around seven pages and contained a summary of the background between her and the landlord.
4. Written representations were submitted by the Landlord. Those outlined around four issues: that he suffers from a medical condition impairing his memory; there have been at least two eviction orders secured on the tenant and he wishes to sell or for her to return the House; that he is in the process of giving the House back to the bank, but the bank does not want to repossess it whilst there is a tenant in the place; and that he does not want to be a landlord.
5. An inspection of the House was arranged to take place on 28 January 2026 at 10.30 a.m. and a Hearing for 12.30 p.m. on the same date in George House Room D1, 126 George Street, Edinburgh, EH2 4HH.

The Inspection

6. The tribunal inspected the House on 28 January 2026 at 10.30 a.m.
7. At the time of the inspection the weather was dry and sunny.
8. The House is a ground floor lower conversion dwelling house that forms part of a larger sandstone villa that has been divided into separate units. It has a main door at the side of the building adjacent to the car park area; and a back door that is reached via the on-street garden gate. The main bedroom overlooked the car park adjacent to the front door. The kitchen, other bedroom and living room all look onto a garden area that is reached via the left side path from the back door. The utility room is first left from the back door. The dining room is located on the right corner from the back door. The bathrooms/shower rooms are found running along from there to the main door at the car park.
9. Both Parties were in attendance outside the House. The Landlord was accompanied by a third-party who introduced himself as an Estate Agent and who wished to join in. It was established that he was neither a Supporter or a Representative of the landlord and his details were not marked on the case. The landlord was given the opportunity to call into the tribunal offices to have him added on, but he declined, and the tribunal inspection progressed with only the Parties and the tribunal entering the House.
10. Access on the day was given by the tenant, and the outside doors and an internal cupboard were opened and closed using a set of house keys in her

possession. The landlord participated, observing the initial part of the inspection but he repeatedly stated he intended to leave. He was encouraged to stay on more than one occasion to view the matters complained about but eventually left of his own accord.

11. A Schedule of Photographs taken during the inspection is attached to this decision.

The Hearing

12. The Hearing took place from 1.30 pm on 28 January 2026 in George House Room D1, 126 George Street, Edinburgh, EH2 4HH. The start date was around an hour late due to the length of time the inspection took, and both Parties were given a revised start time.
13. The tenant and the landlord participated. The landlord had an associate with him, wished him to be his Representative to speak as he said he had problems with his memory. He verbally instructed the tribunal to add him on. His details were then written down and passed to the clerk.
14. The tribunal explained to the Parties that the application that was to be decided on related to the Repairing Standard application made under section 22(1) of the Housing (Scotland) Act 2006.
15. The landlord then referred to the tenant as a 'squatter', saying that he had been trying to sell the House building for three years and had three eviction orders against the tenant. The tenant disputed she was a squatter.
16. The tribunal then discussed the paperwork. It was noted that the tenant had a written tenancy agreement that had been produced with the application and later her submissions in response to the landlord's written response.
17. There were no supporting documents or copies produced by the landlord or the tenant around older applications each had made to the Housing and Property Chamber.
18. The tribunal considered that there was a preliminary issue that fell to be determined around whether this was a tenancy to which the repairing standard duty applied.
19. Thereafter the findings of the inspection were verbally relayed to the Parties, and they were given the opportunity to make submissions before the tribunal concluded the hearing. In summary, the tenant contended there was a tenancy in place and the landlord disputed this. Neither Party disagreed with the findings of the inspection which have been detailed in this Decision.
20. The tribunal thereafter reviewed all the information before it, made its own enquiries, deliberated and proceeded to a determination.

Legislation referred to by the tribunal at the Hearing:

Housing (Scotland) Act 2006, Chapter 4, sections 12 and 13.

Private Housing (Tenancies)(Scotland) Act 2016("the2016Act") sections 1-3.

Findings in Fact

- 1) The tenancy of the House is one to which the repairing standard applies (section 12 of Chapter 4 of the Act). It is let for human habitation to the tenant and is not of an exempted category.
- 2) The landlord is the owner of the House, and other parts of the building. The landlord remains the owner of the House.
- 3) The Parties initially entered into a written tenancy agreement over the House around 20 July 2020. The rent was £2000 per month.
- 4) An order for an eviction was granted by another tribunal under reference HPC/EV/21/2597, hearing date 26 July 2022, however it was not evidenced as having been properly enforced. The tribunal had delayed its execution until 31 December 2022. It relied on Ground 1 of the 2016 Act having been established, the landlord intended to sell the House. The House was not sold.
- 5) The tenant moved out of the House voluntarily for a short period, then moved back into the House along with her family, around November 2023.
- 6) The landlord accepted he allowed the tenant to move back into the House.
- 7) The Parties had maintained contact and verbally renegotiated terms for the tenant to move back in as a tenant with her family; and the terms of the lease included the tenant paying to the landlord £100 cash per week and £250-£350 per month with an intended full rent of £1,500 once the repairs needed were carried out.
- 8) The landlord accepted he received payments from the tenant after she moved back in.
- 9) A rent schedule was produced along with the application that showed the payments made by the tenant to the landlord.
- 10) On 21 August 2024, under reference HPC/RP/24/1156, a Repairing Standard Enforcement Order (RSEO) was made over the House relating to the same Parties. This required the landlord to exhibit to the tribunal a current EICR from a SELECT, NICEIC or NAPIT registered electrician in respect of the House containing no Category C1 or C2 items of disrepair. The tribunal also determined in that application that the tenancy was one to which the repairing standard applied. This decision was not appealed.
- 11) On 9 January 2025, under reference HPC/RP/24/1156, a Rent Relief Order was made following a failure to comply decision. It reduced the rent payable under the tenancy by 50%. It also required the failure to comply be reported to City of Edinburgh Council.
- 12) Currently, the tenant is paying no rent to the landlord.
- 13) On 28 January 2026 the tenant provided the tribunal access to the House, by using a set of keys.
- 14) The tenant and her family were occupying the House as their home and the rooms were furnished and each had a designated use.

- 15) The landlord has failed to comply with the repairing standard as set out in the Act.
- 16) There is evidence of pervasive mould and damp throughout the House affecting many areas.
- 17) The cupboard doors in the main bedroom cannot be used as the doors are inoperative.
- 18) The shower room fittings and the shower doors are not in a reasonable state of repair. The access door there is ill-fitting and does not lock. The shower doors are insecure. There are broken shower tiles and the grouting has crumbled. The shower sealant is inefficient.
- 19) The electrics throughout the House are not evidenced to be safe. Nor are the many redundant sockets and light switches and ceiling fittings.
- 20) No current and up to date gas safety certificate is available for the House. There is a redundant gas tap at the fire hearth in the living room that requires to be safety checked. An appropriate and properly situated Carbon Monoxide detector is required.
- 21) There is not sufficient fire detection within the House.
- 22) The windows throughout the House require to be overhauled and repaired or replaced to ensure they are in proper working order.
- 23) The carpets in the living room, dining room and hallway are not in a good state of repair and are either creasing and do not lay flat or are threadbare and need to be replaced.
- 24) The sealant around the kitchen sink has perished.
- 25) The left-hand oven is inoperable.
- 26) The living room couch has a broken base and is not capable of being used safely and needs repaired or replaced.
- 27) Cracked windowpanes need replaced.
- 28) The soil stack to the side elevation needs repaired.
- 29) The drinking water requires to be quality tested.
- 30) A Legionella assessment requires to be carried out.

Reasons for decision

1. The tribunal did not accept the landlord's assertion at the Hearing that the tenant was a squatter, and that the House was not within the remit of the Act and the Repairing Standard considerations. Whilst it was difficult to follow the Party's submissions at points, the information they did give was sufficient to allow the tribunal to decide on this preliminary matter. The Parties had entered into a private residential tenancy agreement around 20 July 2020 which had been produced in the application paperwork. Relations deteriorated between the Parties from then on. The reasons for that could not be clearly pinpointed to a specific timeline but along the way there were numerous allegations and counter arguments, and certainly complaints had been made around the landlord's conduct, that the House was in disrepair and also that the landlord wished to sell the whole building. Indeed, even at this Inspection

the landlord had asked the tenant when she was moving out, or did she want to buy the House from him. He had also brought along an Estate Agent, but access was not afforded to the agent. It was undisputed that an order for eviction had been made at some point but argued it was not properly enforced. It was undisputed that the tenant had moved out voluntarily for a period when the landlord had stated he wanted to sell the building, but he agreed also that the tenant had moved back into the House along with her family shortly thereafter by consensus; and that she had started to pay to him reduced payments as landlord. The landlord said the tenant had moved back in after he had shown concern about their housing predicament. The tenant has been living there ever since. The previous tribunal decisions were helpful to the tribunal in the timeline of events. Only two previous decisions between the Parties could be found. On 28 January 2026, the tenant provided access to the tribunal by using a set of keys to the House, opening and closing the front and side doors to the House and internal cupboards. The Tenant said she had been given back the tenancy by the landlord for her and her family to live in. All the facts did not align with the suggestion that she was a squatter that had somehow got back into the House illegally. The landlord did not expand on exactly how he contended she had gained illegal entry, or how she had come to possess a set of keys to it if he had not given them to her. In fact, he said at points he allowed her back in, contradicting himself. He also relied on the fact she did not have a new written agreement. The tribunal did not consider that the absence of a new written tenancy agreement to be fatal to the tribunal deciding that a tenancy existed for the purposes of this application. The tenant had produced a schedule of rent payments made to the landlord and the landlord did not dispute he had received payments from her after she moved back in, albeit at a reduced amount. Whilst the landlord said the tenant was no longer paying him any rent; it was clear that the non-payment of rent was due at least in part to the existence of an RSEO and a Rent Relief Order both of which had been spoken about during the hearing and referred to in the paperwork. There was also referenced by the tenant a rent order having been made by Edinburgh City Council, but the tribunal did not see paperwork evidencing that. The tribunal noted by their visual inspection that the tenant was occupying the House as their family home, with furniture and personal belongings and effects on display of that nature. The tribunal determined that the House was a tenancy let by the landlord to the tenant for human habitation and came within the definition contained in Section 12 of the Act. Accordingly, the tribunal determined based on the aforesaid narration of the facts that it is a tenancy to which the repairing standard duty applies, and sections 13 and 14 of the Act. This decision was not inconsistent with the decision of another tribunal under reference HPC/RP/24/1156, a decision which was not appealed by the landlord.

2. Section 14(1) of the 2006 Act states “The landlord in a tenancy must ensure that the house meets the repairing standard – (a) at the start of the tenancy, and (b) at all times during the tenancy.” In terms of Section 14(3) of the 2006 Act, “The duty imposed by subsection (1)(b) applies only where – (a) the tenant notifies the landlord, or (b) the landlord otherwise becomes aware, that work requires to be carried out for the purposes of complying with it”. Section 22(3) of the 2006 Act states that an application can only be made if the person making the application has notified the landlord that work requires to be carried out for the purpose of complying with the repairing standard. The Tribunal is satisfied that the landlord was notified of the repairs issues at the House prior to lodging the application.

3. The tribunal inspected the alleged defects using the list provided by the tenant in order, and found:
 - (1) The back door to the House is of a type that is acceptable to be used as an external door. It fitted within the frame sufficiently and has the capacity to lock. It is sufficient to meet the repairing standard.
 - (2) Around the front door in the vestibule hall, damp staining was evident. Damp meter readings were taken, and they were in the amber zone indicating raised moisture. The tenant had directed the tribunal to an outside drain which she stated she had paid to be cleared, and she thought that this had improved the situation. The tribunal considered further investigations were required.
 - (3) The front door can now be used. The tenant had included this in her initial list of matters complained of, but by the date of the inspection this had been resolved.
 - (4) The main bedroom which is adjacent to the vestibule hall has signs of damp staining. Damp meter readings were taken, and they were within acceptable levels. This may be because there has been a degree of drying in the areas affected. The tribunal considered further investigations were required.
 - (5) Within the main bedroom there was evidence of mould in the higher level outside corners. The tribunal considered further investigations were required.
 - (6) Within the main bedroom the built-in cupboard could not be used as the doors are either jammed or the wood has swollen preventing use. The tribunal considered further investigations were required and they needed repaired or replaced.
 - (7) Within the WC at the front door there was evidence of mould, and a pungent musty smell was apparent. Damp meter readings were taken, and they were in the red zone indicating high moisture

levels at sections. Under the window the readings dropped to amber levels.

- (8) Within the cupboard under the stairs many items were stored, and this impeded the tribunal being able to fully inspect it.
- (9) The underfloor in the smallest bedroom was found to have crowned and was bouncy underfoot. The tribunal considered further investigations were required.
- (10) The low cupboards in the dining area and which housed the electrical fuse board showed evidence of mould. Damp meter readings were taken and those showed elevated levels of damp in both. The tribunal considered further investigations were required.
- (11) Within the shower room it was evident that the grout around the shower tiles had crumbled and was ineffective. Some tiles were loose and broken and needed replacements.
- (12) Within the shower room the shower sealant was worn and sections of it were missing rendering it ineffective.
- (13) Within the shower room, black mould was visible at the ceiling board. The tribunal considered further investigations were required.
- (14) Within the shower room cupboard that houses the cold-water tank and the hot water cylinder tank there were signs of moisture. There was light leaking in pipes and there was evidence of rusting spots on the pipes. The tribunal considered further investigations were required. (items 14,15,16 & 17 on the list of complaints)
- (15) Within the shower room the shower tray adjacent to the cupboard appeared to be insufficiently sealed to prevent moisture from travelling into the cupboard. The tribunal considered further investigations were required.
- (16) As in 14 above.
- (17) As in 14 above.
- (18) Within the main hallway adjacent to the shower room there was evidence of damp markings. Damp meter readings were taken, and they showed high levels of moisture. The tribunal considered further investigations were required.
- (19) Within the utility room there were electrical wires exposed.
- (20) No gas safety certificate for the gas boiler or gas hob was provided or available for inspection.
- (21) Two carbon monoxide detectors had been provided in the House by the tenant. Neither were correctly sited in accordance with Scottish Government Guidelines.
- (22) There is insufficient smoke and heat alarms provided by the landlord within the House. Those that were present were either inoperable or absent from their casing, and none were interlinked.

- (23) The left-hand oven in the kitchen is inoperative.
- (24) There had been an old-style extractor fan at the window. It was disconnected and was inoperative. The window had been painted shut and in all there was no available method to ventilate the room. Within the bathrooms the windows could open to provide ventilation.
- (25) The carpet in the dining area has creased in areas and does not lie flat, causing a tripping hazard.
- (26) The threshold bars complained of. One had since been screwed down and no longer posed an issue. The threshold in the hallway had been taped and needed a proper bar.
- (27) Within the larger bedroom and the living room there was evidence of wearing to carpet and some areas were threadbare.
- (28) The kitchen sink sealant was brittle, broken in places and no longer effective.
- (29) An area of the ceiling in the dining area was cracked and uneven and had evidence of damp staining. The cause of this was unclear and further investigation is required to ascertain if this is an ongoing issue or whether it can be repaired to an even finish.
- (30) There was no evidence of an obvious draught under the kitchen sink to the outside area.
- (31) There were redundant light switches and sockets throughout the House. The tribunal considered further investigation is required to ensure they have been properly and safely disconnected and do not pose a hazard.
- (32) The retrofit consumer board requires to be safety checked and may require replacement.
- (33) Ceiling lights had been removed from the bedrooms and living room. The tribunal considered further investigation is required to ensure they have been properly and safely disconnected and do not pose a hazard.
- (34) The thermostat cover was in place and there was no buzzing noise apparent at inspection.
- (35) It was not possible to ascertain on inspection whether the radiator-based heating system is inefficient. However, currently for rented domestic properties there is no requirement for Energy Performance Certificates.
- (36) The toilet seat was replaced by the tenant, and the complaint has been resolved
- (37) The shower cubicle doors are loose and are not sited within the tracks.
- (38) The electric shower issue complained of has been resolved by the tenant.
- (39) The shower room door is ill fitting and does not lock as the lock is broken.

- (40) The wooden shelf in the shower is damaged due to water penetration.
 - (41) The windowsill seat in the living room has been removed and the complaint resolved.
 - (42) The living room couch has a broken base and needs to be replaced.
 - (43) A selection of windows were tried and noted to be painted shut. Some have broken sashes and/or broken sash cords All windows in the House need to be overhauled so that they are in proper working order.
 - (44) As above.
 - (45) Some window shutters in the larger bedroom did not open.
 - (46) Window glass was cracked in a few windows in the House. More notably in the bathroom and WC (front store).
 - (47) Near the hearth of the living room fire there was the remains of a gas tap. This requires to be safety checked.
 - (48) There was noted to be missing sections of plumbing soil stack pipework above the back door which needs repaired or replaced.
 - (49) Whilst there appeared to be chipped slates above the back door to the House none of those appeared to be currently causing any issues.
 - (50) The current fridge freezer in the kitchen belongs to the tenant.
 - (51) At inspection it was not possible to determine whether the drinking water is safe to drink.
 - (52) The tap in the shower room has been replaced, and this complaint has been resolved.
 - (53) Within the bathroom around the WC there is evidence of water staining. Damp meter readings were taken and were in the higher range. The tribunal determined further investigation is required.
 - (54) A landlord's risk assessment for Legionella has not been evidenced.
 - (55) As number 35 above.
 - (56) The tenant raised the matter of the landlord failing to comply with the previous RSEO.A failure to comply decision had been made.
4. The tribunal is satisfied that the landlord has failed to comply with the repairing standard in relation to the complaints upheld by the tribunal. Those items on the list that had been resolved prior to the inspection are noted above. The tribunal concludes that the landlord has failed to comply with the repairing standard as set out in the Act. The Act states that where a tribunal decides that a landlord has failed to comply with their duty in that respect, the tribunal "must by order require the landlord

to carry out such work as is necessary for the purpose of ensuring that the house concerned meets the repairing standard.”

5. The tribunal was mindful that there was stated to be no willingness on the part of the landlord as owner of the House to progress with any repairs, as he intended to sell the building. That was his primary position at the inspection. His Representative took a more moderate approach at the conclusion of the hearing saying he might carry out repairs he considered necessary. The landlord expressed his wish again to evict the tenant. Both Parties were reminded that the only matter before this tribunal was the Repairing Standard considerations detailed in this application. The tribunal was concerned that the previous RSEO had not been complied with and that the landlord, by this determination, has failed to comply again with the repairing standard as set out in the Act.
6. The Tribunal determined that the landlord has failed to comply with the duty imposed by Section 14(1)(b) of the Act and proceeded to make a Repairing Standard Enforcement Order (RESO) to require the landlord to rectify the identified defects in line with the terms of the Repairing Standard Enforcement Order now made and issued with this Decision.
7. The decision of the Tribunal is unanimous.

Right of Appeal.

A Landlord, Tenant or Third-Party applicant aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

In terms of Section 63 of the Act, 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.

Susan Christie

Susan Christie, Legal Member

20 February 2026

Housing and Property Chamber
First-tier Tribunal for Scotland



GF1 71 Clermiston Road, Edinburgh EH12 6UY

FTS/HPC/RP/25/2990

Schedule of photographs taken on 28 January 2026



Photograph 1: Front elevation (Ground floor flat)

Photograph 2: Rear hall: back door



Photograph 3: Vestibule: higher than normal levels of moisture to wall near front door



Photograph 4: External: Right hand side front door: drainpipe (cleared by tenant)



Photograph 5: Bedroom 1: dampstaining to internal wall (abutting front vestibule)



Photograph 6: Bedroom 1: normal levels of moisture to wall



Photograph 7: Bedroom 1: Mould at ceiling level (external corners)



Photograph 8: Bedroom 1: Cupboard doors (no movement)



Photograph 9: WC (used as store): Mould and damp staining to walls and ceiling



Photograph 10: WC (used as store): higher than normal levels of moisture to wall



Photograph 11: Understairs cupboard



Photograph 12: Understairs cupboard: normal levels of moisture to wall



Photograph 13: Bedroom 2: crowning to flooring



Photograph 14: Dining room: cupboard (with outdated consumer unit and no RCD)



Photograph 15: Dining room: higher than normal levels of moisture and mould to cupboard



Photograph 16: Shower room: Cracked and loose tiles to shower cubicle



Photograph 17: Shower room: sealant to shower missing and not fit for purpose



Photograph 18: Shower room: Mould to ceiling and walls



Photograph 19: Shower room: mould to walls; normal levels of moisture to wall



Photograph 20: Shower room: Cupboard: mould to walls and rusting to external face of pipes



Photograph 21: Shower room: Cupboard: leak to water pipe at joint



Photograph 22: Shower room: Hot water cylinder tank



Photograph 23: Shower room: Cupboard: Electrical sockets beneath water pipes



Photograph 24: Hallway: Wall adjacent to shower room



Photograph 25: Hallway: wall adjacent to shower room: higher than normal levels of moisture



Photograph 26: Hallway: wall adjacent to shower room: higher than normal levels of moisture



Photograph 27: Hallway: wall



Photograph 28: Hallway: wall: higher than normal levels of moisture



Photograph 29: Utility room: exposed wiring



Photograph 30: Utility room: Gas boiler



Photograph 31: Utility room: Carbon monoxide detector (provided by tenant)



Photograph 32: Kitchen: Carbon monoxide detector (provided by tenant)



Photograph 33: Kitchen: Smoke detector



Photograph 34: Hallway: Smoke detector (1) provided by tenant



Photograph 35: Hallway: Smoke detector (2)



Photograph 36: Hallway: Smoke detector (3) provided by tenant



Photograph 37: Kitchen: left hand oven



Photograph 38: Kitchen: extractor fan in window



Photograph 39: Dining room/hallway: ruckles to carpet



Photograph 40: Dining room/kitchen: threshold



Photograph 41: Hallway: threshold



Photograph 42: Bedroom 3: stained and worn carpet



Photograph 43: Living room: worn carpet



Photograph 44: Kitchen: sealant to sink worn and broken



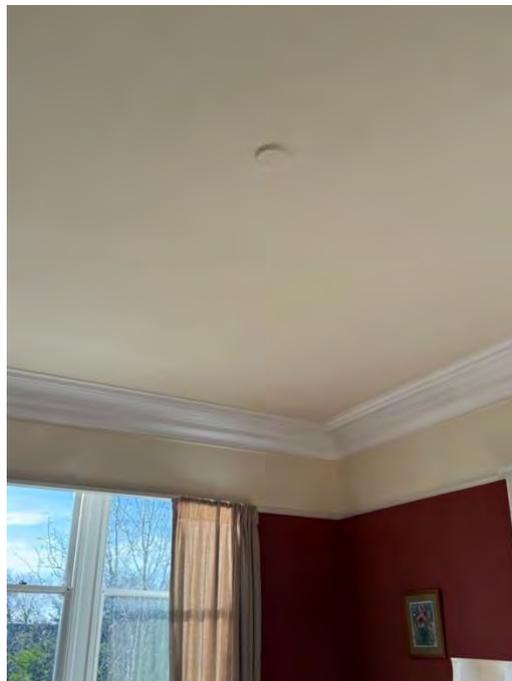
Photograph 45: Dining room: Water damage to dining room ceiling from property above



Photograph 46: Living room: light switch (redundant)



Photograph 47: Living room: no ceiling light and no smoke detector



Photograph 48: Bedroom 2: light switch (redundant)



Photograph 49: Living room: electrical sockets (right hand one redundant)



Photograph 50: Hallway: thermostat cover



Photograph 51: Hallway: typical radiator



Photograph 52: Shower room: Loose shower doors



Photograph 53: Shower room: Door not fully closing and slide lock broken



Photograph 54: Shower room: Dampstaining and rot to wooden shelf in shower



Photograph 55: Living room: Window seat removed



Photograph 56: Living room: sofa not fit for purpose and beyond useful life



Photograph 57: Living room: typical window – not opening



Photograph 58: Shower room: cracking to pane and not closing fully



Photograph 59: Bedroom 2: sash cord broken



Photograph 60: Bedroom 1: Window shutter not opening



Photograph 61: WC (used as store): cracked window pane



Photograph 62: Shower room: cracked window pane



Photograph 63: Living room: open fireplace



Photograph 64: Living room: Gas tap adjacent to open fireplace



Photograph 65: Side elevation: above back door: gap in soil pipework and mansard roof



Photograph 66: Rear elevation: Mansard roof



Photograph 67: Kitchen: Fridge Freezer (replaced by tenant)



Photograph 68: Shower room: Cupboard: base of cold water tank



Photograph 69: Bathroom: Mould to wall around WC



Photograph 70: Bathroom: mould to wall; higher than normal levels of moisture to wall



Photograph 71: Front elevation



Photograph 72: front elevation: damp patch to wall



Photograph 73: front door

