

# **Housing and Property Chamber**

## **First-tier Tribunal for Scotland**

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

**Statement of Decision: Housing (Scotland) Act 2006 Section 24**

**Chamber Ref: FTS/HPC/RT/18/0042**

**Title Number: GLA87952**

**Property: Flat 2/1, 272 Allison Street, Govanhill, Glasgow G428HD ('The House')**

**The Parties:-**

**Malin Rostas, residing at Flat 2/1, 272 Allison Street, Govanhill, Glasgow ('the Tenant')**

**John Dundas, DRS Housing and Regeneration Services, Samaritan House 3rd Floor, 79 Coplaw Street, Govanhill, Glasgow G42 7JG ('the Third Party')**

**Mark Wright, residing at Flat 0/2 Dorchester Avenue, Glasgow, G12 0EE ('the Landlord')**

**Laura McLaughlin, McLaughlin & Co, Fife Renewables Innovation Centre, Ajax Way, Leven ("the Landlord's agent")**

**Tribunal Members: Mary-Claire Kelly (Legal Member) and Sara Hesp (Ordinary Member)**

### **Decision**

The House does not meet the Repairing Standard. The Landlord has not complied with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006. A Repairing Standard Enforcement Order (RSEO) is necessary.

The decision was unanimous.

## Background

1. By application received on 10th January 2018, the Third Party applied to the Tribunal for a determination of whether the Landlord had failed to comply with the duties imposed by Section 24(1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The application stated that the Third Party considered that the Landlord had failed to comply with the duty to ensure that the house meets the repairing standard and that the Landlord had failed to ensure compliance with the following paragraphs of section 13(1) of the Act:
  - (a) the house is wind and water tight and in all other respects reasonably fit for human habitation,*
  - (b) the installations in the house 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, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order,*
  - (d) and furnishings provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed,*
  - (f) the house has satisfactory provision for detection fires are for giving warning in the event of fire of suspected fire,*
  - (g) the house has satisfactory provision for giving warning if carbon monoxide is present in a concentration that is hazardous to health.*
3. The application by the Third Party specified that the said failure was established as follows:
  - Bath poorly sealed
  - Bathroom window has large gaps around the frame
  - Holes in the bathroom floor
  - Bathroom sink poorly sealed
  - Kitchen door cupboards hanging off
  - Kitchen window surround in poor state of repair

- Portion of skirting in the kitchen removed and holes along its length
  - Gaps in the laminate flooring across the property - hall, lounge, bedroom
  - No hard wired heat and smoke detection in kitchen
  - No apparent hard wired smoke detector in hall or lounge
  - No EICR provided.
4. The Third Party submitted as part of the application a lease, copy letter in terms of Section 20(1) of the Act, copy correspondence between the Third Party and the Landlord dated 13th December 2017, various email correspondence between the Third Party and the Landlord spanning the period 13th December 2017 to 29th December 2017 together with the Third Party's case notes in respect of their investigation prior to submitting the application.
  5. Notices of Referral to a Tribunal under section 23(1) of the Act were sent to parties on 24th January 2018 following a decision to refer made by the Convener of the First-tier Tribunal on 16th January 2018. A hearing was assigned for 7th March 2018.
  6. On 7th February 2018 the Tribunal issued a Direction requiring the Landlord to lodge an Electrical Installation Condition Report (EICR) in respect of the House by 1st March 2018.
  7. On 14th February the Landlord's agent lodged written representations by email. The Landlord's agents requested an adjournment of the hearing dated 7th March 2018 due to the agent's unavailability on that date. The adjournment was allowed and a further hearing assigned for 14th May 2018. Again, due to the Landlord and his agent's unavailability to attend a request to adjourn was made. The request was allowed and a hearing assigned for 6th August 2018. Further written representations were received from the

Landlord. The Third Party lodged further email correspondence dated 10th January 2018.

### **Inspection**

8. The Tribunal inspected the house at 10am on 6th August 2018. The Landlord's agent was present at the inspection. Neither the Third Party nor the Tenant attended. The house was unoccupied at that time of the inspection.
9. Photographs were taken by the Tribunal during the Inspection. Copies of the photographs are attached as a schedule to this Statement of Decision.

### **Hearing**

10. Following the inspection, a hearing took place at Glasgow Tribunals Centre, 20 York Street, Glasgow G2 8GT. The Landlord's agent was present. The Third Party and Tenant did not attend.

### **Preliminary Matter: Jurisdiction**

11. In their written and verbal representations the Landlord's agent stated that the Tribunal had no jurisdiction in respect of the present application. The Tribunal heard from the Landlord's agent on the issue of jurisdiction at the start of the hearing.
12. The Landlord's agent confirmed that the lease document lodged with the Tribunal was a copy of the lease signed between the parties. The lease document itself was incomplete and comprised the first and last pages of the lease. The Landlord's agent confirmed that the Landlord did not hold a complete copy of the lease. The document stated that the lease was a short assured tenancy. The duration of the lease was stated to be 8th February 2017 to 7th February 2018. The rent payable was £400 per month. The document had been signed by the Tenant and a joint tenant named Lucretia Rostas.

13. The Landlord's agent advised the Tribunal that the tenant had moved into the house in January 2017. The Landlord had received no payment of rent from the Tenant since July 2017. The Landlord became aware in September 2017 that the Tenant had left the house for Romania. The Landlord's agent advised that shortly afterwards the rest of the family left the house for Romania. The Landlord formed the view that the family would not be returning to the house as they had taken a number of their personal possessions with them.
14. At the hearing the Landlord's agent produced a Notice to Quit and form AT6. The Notice to Quit was dated 9th September 2017. The Landlord's agent submitted that this was a mistake and the Notice to Quit should have been dated 9th October 2017. The Landlord's agent advised that the Notice to Quit had been delivered to the house by the Landlord's son. The form AT6 stated that the Landlord intended to raise proceedings for possession on the grounds of non-payment of rent. The AT6 was dated 9th October 2017 and stated that proceedings would not be raised before 11th December 2017. No proceedings for recovery of possession had been raised by the Landlord.
15. The Landlord's agent submitted that the effect of the Notice to Quit and form AT6 was to terminate the tenancy agreement. The Landlord's agent submitted that the tenancy agreement had been terminated on 11th December 2018 upon the expiry of the Notice to Quit. The Landlord's agent submitted that as there was no contractual tenancy in place at the date of the application on 10th January 2018 the Third Party's application was incompetent. In particular she submitted that as there was no "Landlord" or "Tenant" at the date of application, the Tribunal had no jurisdiction.
16. The Landlord's agent stated that she was aware of the provisions which allowed applications to continue to be considered after a tenant had vacated a house but submitted that these did not apply to the present case as the tenancy had ended *before* the application had been submitted. She submitted that the application should be dismissed as the Tribunal had no jurisdiction as there was no tenancy agreement at the date of submission of the application.

17. The Landlord's agent further submitted that the Landlord's son had attended the house on 13th December 2018 and entered the house. He left the house and returned on 10th January 2018. The Landlord's agent initially advised the Tribunal that prior to 10th January 2018 "squatters" had moved into the house. She subsequently clarified the Landlord's position as being that "squatters" had moved into the house in January although was unclear as to the precise date.
18. The Tribunal was satisfied on the basis of the documents before them and the representations of the Landlord's agent at the hearing that the parties had entered into a lease agreement. The start date of the tenancy was 7th February 2018. The Tenancy purported to be a Short Assured tenancy agreement.
19. The landlord had sought to terminate the tenancy by serving a Notice to Quit and form AT6, in terms of the Housing (Scotland) Act 1988. In order to terminate the contractual tenancy the landlord required to serve a valid notice to quit.
20. The Tribunal determined that the notice to quit lodged by the landlord was invalid as the expiry date of the Notice to Quit did not coincide with the start date of the tenancy agreement. The Notice to Quit was also defective as it did not specify the correct address or date and did not contain the required statutory information. The Tribunal did not have sufficient evidence before them to determine that the Notice had been properly served.
21. As no valid notice to quit had been served prior to the 10th January 2018 when the application was lodged, the contractual tenancy had continued. Accordingly the Tribunal determined that they have jurisdiction to proceed to consider the application.

### **Hearing on the application**

22. At the hearing the Tribunal dealt with each of the issues specified in the application in turn.

23. Bath poorly sealed: The Landlord's agent submitted that the flat had been entirely renovated before the Tenant had moved into the house. The Landlord's position was that the Tenant had pulled the sealant off. The Landlord submitted no photographic or other evidence to demonstrate the condition of the house at the commencement of the tenancy.
24. Bathroom window has large gaps around the frame: The Landlord's agent advised that the Landlord did not consider the gaps to be large. She submitted that the Landlord had been intending to replace the windows when he had been approached by the local authority, who wished to purchase the house. She further submitted that the Landlord had commenced a refurbishment of the house in January 2018 and had ceased work after being approached by the council.
25. Holes in the bathroom floor: The Landlord's agent advised the Tribunal that the Tenants had removed the flooring from the bathroom.
26. Bathroom sink poorly sealed: The Landlord's agent advised the Tribunal that the Landlord did not believe that the sink was poorly sealed.
27. Kitchen door cupboards hanging off: The Landlord's agent advised the Tribunal that the Tenants had caused extensive damage to the kitchen cupboards. The fitted kitchen had subsequently been completely removed by the Landlord. The Landlord's agent advised that there had been a modern fitted kitchen in the house prior to the Tenants moving in.
28. Kitchen window surround in poor state of repair: The Landlord's agent advised the Tribunal that the damage to the kitchen window was in part due to the Tenants. A sink had been removed by the Landlord from below the kitchen window.
29. Portion of skirting in the kitchen removed and holes along its length: The Landlord's agent advised that the damage to the skirting had been done by

the tenants. The skirting board in the kitchen had subsequently been completely removed by the Landlord.

**30. Gaps in the laminate flooring across the property - hall, lounge, and bedroom:**

The Landlord's agent advised the Tribunal that damage to the laminate had been caused by the Tenants washing the flooring with a mop and bucket. The Landlord had removed the laminate flooring after the tenants had vacated the house.

**31. No hard wired heat and smoke detection in kitchen/ No hard wired smoke detector in the hall or lounge:**

The Landlord's agent advised the Tribunal that the Landlord owned another flat within the same block of tenement flats. The Landlord had been advised by the local authority in relation to the other flat that one hard wired smoke detector in the hallway was sufficient to comply with the applicable regulations. The Landlord had assumed that the provision of one hardwired smoke detector in the hallway was sufficient to comply with the regulations.

**32. No Electrical Installation Condition Report (EICR):** The Landlord's agent advised the Tribunal that the Landlord accepted that an EICR should have been obtained at the commencement of the tenancy. The Landlord had not subsequently obtained an EICR in compliance with the Direction issued by the Tribunal as the tenants had vacated the house and it was his intention to sell the house. In those circumstances it had been his understanding that an EICR was no longer necessary.

**33. The Tribunal also heard the following additional submissions:** The Landlord's agent advised the Tribunal that the Landlord intended to sell the house. She advised that the house was within an area where properties were being purchased from private owners by social housing providers. She advised that the Landlord had been approached by the local authority who wished to purchase the flat. She advised that no contract had as yet been entered into and that the process was at an early stage.

**Summary of the issues:**

34. The issue to be determined is whether the house meets the repairing standard as laid down in section 13 of the Act and whether the Landlord has complied with the duty imposed by section 14(1)(b) of the Act. The focus of the Tribunal's investigation related to the complaints as specified in paragraph 3 above.

**Findings in fact:**

35. The Tribunal finds the following facts to be established:

- a) The house is a second floor tenement flat. The tenement is of traditional sandstone construction and in excess of 100 years old. The house comprises a hallway, living room, bedroom and bathroom.
- b) The Tenant (along with a joint tenant named Lucretia Rostas) entered into a lease agreement with the Landlord in respect of the flat on 8th February 2017. The contractual term of the lease was from 8th February 2017 to 7th February 2018. The lease purported to be a Short Assured Tenancy in terms of the Housing (Scotland) Act 1988. The rent payable in terms of the lease agreement was £400 per month.
- c) In terms of emails lodged by the Third Party and a letter dated 13th December 2017 from the Third Party to the Landlord those issues identified at paragraph 3 above have all been intimated to the Landlord.
- d) In relation to those items specified in the application the inspection by the Tribunal revealed:-
  - i. The sealant around the bath in the house was mouldy and inadequate and in parts completely absent.
  - ii. The window and window frame in the bathroom were in a poor state of repair. Significant gaps were observed between the window frame and the opening light. The window was not wind and watertight.
  - iii. The sealant around the bathroom sink in the house was inadequate and in a poor state of repair.

- iv. The floor covering in the bathroom had been removed. The floor boards were exposed. No significant holes were noted in the bathroom floor boards.
- v. The kitchen units in the house had been completely removed.
- vi. The kitchen window and surrounding area were in a poor state or repair. One of the window panes was cracked. Daylight was visible through the walls below the window. The area was neither wind nor water tight and was a potential hazard.
- vii. Large parts of the skirting boards in the kitchen had been completely removed.
- viii. Floor coverings had been removed throughout the house leaving floor boards and some areas of aged vinyl exposed. The floors at the time of inspection required covering for the house to be fit for human habitation.
- ix. A hard wired smoke detector had been fitted in the hall of the house. There was also a battery operated smoke detector fixed to a door frame. It was not possible to check whether the hard wired detector was functioning as there was no electrical supply into the house at the time of inspection.

36. Reference is made to the schedule of photographs taken at the Tribunal's inspection which are attached herewith and referred to for their terms.

### **Reasons for the Decision**

37. The Tribunal determined the application having regard to the bundle of papers which had been available to parties prior to the hearing, the inspection and the oral representations at the hearing. The Tribunal also had regard to a copy Notice To Quit and Form AT6 and a copy letter from Govanhill Housing Association dated 5th June 2018.

38. The Tribunal was only able to consider those items which formed part of the intimated application. The Tribunal noted that whilst the application had stated that the Landlord had failed to comply with section 13(1)(g) which relates to satisfactory provision of carbon monoxide detectors, this issue had not been

intimated and had not been referred to elsewhere in the application. Accordingly the Tribunal did not include this item in their consideration of the application. However, reference is made to paragraph 2 of the Tribunal's observations below.

39. The Tribunal is satisfied that in respect of the following items in the application the house does not meet the Repairing Standard:

- The house is not wind and watertight and in all other respects fit for human habitation, s13(1)(a): The windows and their surrounds in the kitchen and bathroom are not wind or watertight and are not in a reasonable state of repair.
- The installations in the house for the supply of electricity are not in a reasonable state of repair and in proper working order, s13(1)(c): No EICR had been provided to the Tribunal. It was accepted by the Landlord that no EICR had been instructed either at the commencement of the tenancy or throughout its duration.
- Any fixtures, fitting and appliances provided by the landlord are not in a reasonable state of repair and in proper working order, s13(1)(d): The sealant around the bath in the house is inadequate and in parts absent; the sealant around the bathroom sink is in a poor state of repair; the kitchen in the house has been completely removed; the skirting boards in the kitchen have been completely removed.
- Furnishings provided by the landlord under the tenancy are not in a reasonable state of repair and in proper working order, s13(1)(e): The carpets and floor coverings throughout the house have been removed exposing unpolished floor boards and aged vinyl. There is no adequate provision of floor coverings.
- The house does not have satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire, s13(1)(f): The provision of smoke and heat detectors within the house fell short of the Scottish Government guidance on provision for detecting and warning of fires.

40. The Tribunal did not accept the Landlord's submission that the damage to the sealant in the bathroom, the kitchen cupboards, the kitchen window and the laminate flooring had been caused by the tenant. The Tribunal found that the Landlord's submission that the house had been completely refurbished prior to the commencement of the tenancy lacked credibility given the overall condition of the tenancy. The Landlord had submitted no photographic or other evidence to demonstrate the condition of the house at the commencement of the tenancy.

41. The Tribunal considered the Landlord's agents submissions that the house was shortly to be sold. The Landlord's agents lodged a letter from Govanhill Housing Association dated 5th June 2018. The letter stated that the Housing Association had been carrying out a project to buy and improve properties for social rent and enquired as to whether the Landlord was interested in selling the house. No evidence was provided that parties had entered into formal negotiations or that a sale had been agreed. The Tribunal could not be satisfied that the sale was likely to proceed. The Tribunal gave weight to the fact that the repairs required were not of a minor nature and were required to address health and safety issues arising from the condition of the house. The Tribunal took into account that in written correspondence with the Third Party on 29th December 2017 the Landlord had indicated that he would either sell or re-let the house. Accordingly, the Tribunal did not accept the Landlord's position that an RSEO was not necessary as the house was to be sold.

### **Decision**

The Tribunal determines that the Landlord has failed to comply with the duty imposed by section 14(1)(b) of the Act.

The Tribunal proceeded to make a Repairing Standard Enforcement Order as required by section 24(1).

### **Observations**

concerned that it could fall from the window frame onto the street below. The Tribunal made the Landlord's agent aware of their concerns at the hearing. Repairs to the bay window are required as a matter of urgency.

2. The Tribunal noted that there appeared to be no provision for detection of carbon monoxide within the house. The Tribunal would urge the Landlord to take steps to ensure that there is adequate provision for carbon monoxide detection in the house in line with Scottish Government Statutory Guidance.
3. The Tribunal were concerned at the overall condition of the house. At the time of inspection the house fell below the Tolerable Standard. In particular many of the fixtures and fittings had been stripped out, there was no supply of electricity into the house and the house was not wind or watertight. The Tribunal noted that daylight was visible through the walls of the house particularly under the kitchen window. The Tribunal found that the house's condition at the date of inspection may represent a hazard to public safety. The Landlord should carry out immediate remedial action to the house to ensure that it meets the Tolerable Standard.

### **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.**

**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.**

M C Kelly

Chairperson, 13<sup>th</sup> August 2018

# **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/18/0042**

**Title Number: GLA87952**

**Property: Flat 2/1, 272 Allison Street, Govanhill, Glasgow G42 8HD ('The House')**

**The Parties:-**

**Malin Rostas, residing at Flat 2/1, 272 Allison Street, Govanhill, Glasgow ('the Tenant')**

**John Dundas, DRS Housing and Regeneration Services, Samaritan House 3rd Floor, 79 Coplaw Street, Govanhill, Glasgow G42 7JG ('the Third Party')**

**Mark Wright, residing at Flat 0/2 Dorchester Avenue, Glasgow, G12 0EE ('the Landlord')**

**Laura McLaughlin, McLaughlin & Co, Fife Renewables Innovation Centre, Ajax Way, Leven ("the Landlord's agent")**

**Tribunal Members: Mary-Claire Kelly (Legal Member) and Sara Hesp (Ordinary Member)**

### **NOTICE TO MARK WRIGHT (THE LANDLORD)**

Whereas in terms of their decision dated 13<sup>th</sup> August 2018, the First-tier tribunal for Scotland (Housing and Property Chamber) ('the tribunal') determined that the Landlord has 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 Landlord has failed to ensure that:-

(a) the house is wind and water tight and in all other respects reasonably fit for human habitation,

(c) the installations in the house 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,

(d) any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order,

(e) any furnishings provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed,

(f) the house has satisfactory provision for detection fires are for giving warning in the event of fire of suspected fire.

The tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the House meets the repairing standard. In particular the tribunal requires the Landlord:

1. To carry out repairs to the sealant around the bath and bathroom sink to ensure that the sealant is in a reasonable state of repair.
2. To repair or replace the bathroom window and the surrounding area to ensure that it is wind and watertight, in a reasonable state of repair and that there are no gaps around the window.
3. To instruct a suitably qualified trades person to install adequate provision of functioning kitchen cupboards. The cupboards should be in a reasonable state of repair.
4. To repair or replace the window in the kitchen and the surrounding area to ensure that it is in a reasonable state of repair, is wind and watertight and that there are no gaps in the surrounding wall.
5. To replace the skirting board in the kitchen and make good any plasterwork around the skirting boards.
6. To reinstate floor coverings in a reasonable condition throughout the House.
7. To install provision for the detection of fire or suspected fire in accordance with *the Domestic Technical Handbook (revised 2016) as issued by the Scottish Government*, and in particular to install:-
  - a. One functioning smoke alarm in the room which is intended to be used by occupants for general daytime living purposes.
  - b. One functioning smoke alarm in every circulation space, such as hallways.

- c. One heat alarm in the kitchen.
  - d. All alarms should be mains operated and interlinked.
8. To produce a satisfactory Electrical Installation Condition Report in respect of the electrical installations, fixtures and fittings and fixed electrical equipment in the House. The report must be prepared by a suitably qualified and registered electrical contractor and comply with Scottish Government Guidance on Electrical Installations and Appliances in Private Rented Property.
  9. To carry out such works as are necessary to rectify any issues identified as Category C1 or C2 in the Electrical Installation Condition Report and provide the Tribunal with a certificate from a suitably qualified and competent electrical contractor (registered for example with NAPIT, SELECT or NICEIC) confirming that the works have been completed.

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

### **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.**

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 Mary-Claire Kelly, solicitor, 91 HAYMARKET TERRACE, EDINBURGH chairperson of the tribunal at Edinburgh on 13/8/18 before this witness:-

E Meikle

witness

M C Kelly

chairperson

EILIDH MEIKLE name in full

91 HAYMARKET Address  
TERRACE

EDINBURGH

EN12 5HE

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

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**FTS/HPC/RT/18/0042**  
**Schedule of photographs taken during inspection of**  
**Flat 2/1 272 Allison Street, Govanhill, Glasgow G42 8HD**  
**6 August 2018 at 10 am**

*Photograph 1:*



**External elevation (overlooking Garton Street)**

*Photographs 2 and 3: Kitchen*



FTS/HPC/RT/18/0042

*Photographs 4 and 5: Kitchen*



**FTS/HPC/RT/18/0042**

*Photographs 6 and 7: Kitchen*



*Photographs 8 and 9: Kitchen*



**FTS/HPC/RT/18/0042**

*Photographs 10 and 11: Kitchen*



**FTS/HPC/RT/18/0042**

*Photographs 12 and 13: Bathroom*



**FTS/HPC/RT/18/0042**

*Photographs 14 and 15: Bathroom*



**FTS/HPC/RT/18/0042**

*Photographs 16 and 17 :Bathroom*



**FTS/HPC/RT/18/0042**

*Photographs 18 and 19: Hall*



**FTS/HPC/RT/18/0042**

*Photograph 20: Hall*



*Photograph 21: Living room*



**FTS/HPC/RT/18/0042**

*Photographs 22 and 23: Living room*



**FTS/HPC/RT/18/0042**

*Photograph 24: Living room*



*Photograph 25: bedroom*



**FTS/HPC/RT/18/0042**

*Photograph 26: bedroom*



**FTS/HPC/RT/18/0042**