

# **Housing and Property Chamber**

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



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

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

Chamber Ref: FTS/HPC/RP/17/0231

Title no/Sasines Description: AYR86791

Property at 18C Springvale Place, Saltcoats, KA21 5LS ("the House")

The Parties:

Mr Mark O'Rorke and Mrs Ann-Marie O'Rorke, 18C Springvale Place, Saltcoats, KA21 5LS ("the Tenants"), whose application was withdrawn

Mr Alan Buchanan and Ms Katrina Buchanan, 7 Knockrivoch Wynd, Ardrossan, KA22 7QA, and c/o Cunninghame Properties Ltd, 22 Chapelwell Street, Saltcoats, KA21 5EA ("the Landlords")

Cunninghame Properties Ltd, 22 Chapelwell Street, Saltcoats, KA21 5EA ("the Landlord's Representative")

Hovepark Lettings Ltd, 56 Hamilton Street, Saltcoats, KA21 5DS ("the Landlord's former Representative")

Whereas in terms of their decision dated 27 August 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 the House is: -

- (a) The house is wind and watertight and in all other respects reasonably fit for human habitation;
- (b) The structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order;
- (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;

All with reference to Section 13 (1) (a), (b) and (c) of the 2006 Act as amended;

the Tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the House concerned 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: -

- (a) To replace and install three double glazed window units situated in the living room, front and rear bedrooms of the House of reasonable quality and conforming to current advisory safety regulations with provision of trickle ventilation vents, to ensure the House is wind and watertight and in all respects reasonably fit for human habitation;
- (b) To inspect, clean and remove any vegetation and debris from the gutters at the front and rear elevations of the House and carry out any ancillary repairs required, to ensure the gutters are in a reasonable state of repair and in proper working order;
- (c) To instruct a Gas Safe Registered engineer to inspect, repair or if necessary, replace the central heating boiler in the House to ensure that it is safely housed, in a reasonable state of repair and in proper working order;
- (d) To produce to the Tribunal a Report outlining the findings of the inspection, the work required and the work carried out in pursuance of part (c) above; and
- (e) To exhibit to the Tribunal an unqualified Gas Safety Certificate for the House on completion of all works under part (c) above

The Tribunal order that the works specified in this Order must be carried out and completed within the period two months from the date of service of this Notice.

**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.

**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 two preceding pages are executed by Susan Christie, Legal Member of the Tribunal, at Glasgow on 27 August 2017 in the presence of the undernoted witness: -

G Christie witness S Christie Legal Member

George Harvey Christie name in full

5 Albert Drive, Glasgow, G733RT Address

# 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(1)**

Chamber Ref: FTS/HPC/RP/17/0231

Title no/Sasines Description: AYR86791

Property at 18C Springvale Place, Saltcoats, KA21 5LS ("the House")

The Parties:

Mr Mark O'Rorke and Mrs Ann-Marie O'Rorke, 18C Springvale Place, Saltcoats, KA21 5LS ("the Tenants"), whose application was withdrawn

Mr Alan Buchanan and Ms Katrina Buchanan, 7 Knockrivoch Wynd, Ardrossan, KA22 7QA, and c/o Cunninghame Properties Ltd, 22 Chapelwell Street, Saltcoats, KA21 5EA ("the Landlords")

Cunninghame Properties Ltd, 22 Chapelwell Street, Saltcoats, KA21 5EA ("the Landlord's Representative")

Hovepark Lettings Ltd, 56 Hamilton Street, Saltcoats, KA21 5DS ("the Landlord's former Representative")

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprised: -

Mrs S Christie	- Legal/Chairing Member
Mrs S Hesp	- 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 and taking account of all of the available evidence, determines that the Landlord has failed to comply with the duty imposed on him by Section 14(1)(b) of the Act. The Tribunal therefore issues a Repairing Standard Enforcement Order. The Tribunal's decision is unanimous.

## **Background**

1. By application received on 19 June 2017 the Tenants applied to the Housing and Property Chamber under section 22(1) of the Housing (Scotland) Act 2006 for a determination of whether the Landlord had failed to comply with the duty imposed by section 14(1)(b) of the Act.
2. The application specifically stated that the Tenants considered that the Landlord had failed to comply with his duty to ensure that the House meets the repairing standard and that the Landlord had failed to ensure that: -
  - (a) The house is wind and watertight and in all other respects reasonably fit for human habitation
  - (b) The structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order;
  - (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.
3. The detail of the complaint being, the Tenants stated that the following work required to be carried out at the House: the windows, gutters, the central heating, an appliance and the garden need work to be done.
4. By Notices of Referral, Inspection and Hearing under and in terms of Schedule 2, Paragraph 1 of the Act, all dated 6 July 2017 the Parties were notified that the President of the Housing and Property Chamber had decided to refer the application to a Tribunal for determination.
5. An Inspection and Hearing was assigned for 23 August 2017.
6. Following upon the Notice of Referral, Inspection and Hearing being intimated by the Tribunal on the Parties, written representations were made by the Landlords who wished to attend the Hearing.
7. The Tenants, being a party to the application at that time, indicated that they wished to attend the Hearing and did not wish to send written representations.
8. Thereafter on 11 August 2017, the Tenants, being a party to the application at that time, made an application to the Tribunal to adjourn the Inspection and Hearing as they had met with the Landlords, had a lengthy discussion and had an agreement around future intentions regarding repairs.

9. The Tribunal refused to grant an adjournment of the Inspection and Hearing as it did not consider the test contained in Rule 48 of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2016 ("the Rules") had been satisfied, good reason not having been shown given that the matters contained in the application had not actually been attended to and resolved. It considered that the application was capable of being justly determined by the Tribunal by proceeding with the Inspection and Hearing already assigned.
10. On 11 August 2017, the Tenants also made an application to the Tribunal to withdraw the application and accordingly under Schedule 2 Paragraph 7 (1) of the Act, the Tenant was treated as having withdrawn the application.
11. On 14 August 2017, the Tribunal made a Direction requiring the Landlord to provide and submit to the Tribunal a copy of the current up to date Gas Safety Certificate pertaining to the House no later than 4pm on 22 August 2017. The Notice of Direction was served on the Parties on 17 August 2017.
12. The Tribunal had regard to the details of the complaint raised in the application including *inter alia* there being defective windows in the House that let in wind and water and a central heating boiler that is not working properly and the potential health and safety issues arising therefrom for the Tenants. There being no indication that those matters have been attended to and resolved at that date, the Tribunal decided to continue to determine the application and issued a Minute of Continuation to a Determination on 17 August 2017.
13. The Parties were advised of the Tribunal's decision in respect of the refused adjournment, the withdrawal of the Tenants application and served with the Minute of Continuation to a Determination under Schedule 2 Paragraph 7 (3) of the Act on 18 August 2017.

#### **The Inspection**

14. On the morning of 23 August 2017, the Tribunal attended at the House and obtained access from the Tenants. The Tribunal inspected the House in their presence and with their co-operation. The weather conditions at the time of the Inspection were dry and sunny. Photographs were taken during the Inspection and these are attached as a Schedule to this decision.
15. The House is a top floor two bedroomed flatted dwelling house in a tenement block built c1900 with a dedicated and clearly delineated garden area to the rear of the property and with exclusive use of a store. It has communal areas which are shared with the other proprietors of the block in addition.



16. During the Inspection, it became apparent that the Tenants had misunderstood the consequences of the application to withdraw the application and following on from that, the Minute of Continuation. The Tenants were directed to contact the Tribunal office to receive clarification of the position prior to the Hearing.

#### **The Hearing**

17. Following upon the Inspection of the House, the Tribunal held a Hearing at Ardrossan Civic Centre, Glasgow Street, Ardrossan, KA22 8EU.
18. On arrival at the venue and prior to the Hearing commencing, the Tribunal was made aware that the Tenant had made contact by telephone and e mail with the Tribunal office and had asked to retract the application to withdraw. The Tribunal considered this information. There is no specific provision in Rule 21 of the Rules which allows this. The Tribunal considered that as the Inspection had taken place and the Tribunal had the benefit of the findings of that, it could proceed with the Hearing despite the absence of evidence from the Tenant and still deal with the proceedings justly in line with the overriding objective to properly consider the issues. The Tenant was advised of this by the Tribunal office staff and told they could nevertheless attend as members of the public to observe the Hearing.
19. The Landlords were present at the Hearing. The Landlords explained that they have a current letting agent, Cunninghame Properties Ltd and a former letting agent, Hovepark Lettings Ltd. The Landlords current letting agent was not in attendance and it was explained to them on enquiry that the onus requiring their attendance the Hearing lay with the Landlords. The Tribunal was satisfied that the requirements of Rule 47 of the Rules had been complied with as Landlords' Representative had received proper notice of the Hearing. The Tribunal proceeded with the Hearing and dealt with the application on the information gathered at the Hearing along with the findings of the Inspection and all the written material before it.
20. The Tenants did not attend to observe.

#### **The evidence**

The evidence before the Tribunal consisted of:

21. Written evidence in the form of the application form with notification of work required from the Tenant to the Landlord; a copy of the Land Register title for the House; a copy of the AT5 form and copy lease between the Landlord and Tenant dated 15 December 2016 with Property Inventory; photographs, and all communication exchanges with the Tribunal including the Landlords written representations.
22. The oral evidence of the Landlords.

23. The Landlords explained that they had only recently found out that there had been an unacceptable breakdown in communication regarding intimating and promptly dealing with repairs at the House and they were now dealing with directly with the Tenants albeit with some continuing involvement of the current letting agent. They had understood the frustration of the Tenants and they had had a meeting at the House on 10 August 2017 to make some progress and amends.

24. The Landlords were asked if the current Gas Safety Certificate was available, as required by the Direction issued. It was accepted by the Tribunal that due to the administration process this had been sent to them later than intended. The Landlords did not have possession of a copy of the Certificate as it was held by their letting agent but they could obtain a copy of it for the Tribunal. They acknowledged it would be wise to retain a copy of any future certificate.

25. The Landlords were then taken through the list of items in issue.

- a. The windows do not seal and let in wind and water. The Landlords accepted that three windows needed replacing, that being the living room window and the two bedroom windows. They were aware there was a safety issue with the "tilt and turn" function on those windows. They had with them a letter they intended to give to the Tenants confirming their intention to replace the windows, the scheduled date being 12 and 13<sup>th</sup> October 2017, subject to the Tenants agreement. A written quotation was exhibited but not lodged which showed a price for installation of three windows from Storm Improve Ltd. They had understood that there were no problems with the kitchen and bathroom windows.
- b. The boiler keeps letting air in the system despite an engineer having been out and the radiators having been bled constantly. The Landlords accepted that there had been a leak at the boiler but this had now been repaired. It was accepted that the hot water only worked when the boiler was turned up to its maximum setting. The Landlords were now aware in addition that the radiator key only fitted some of the radiators in the House. The Landlords explained that the previous tenant had installed a boiler without their knowledge or permission and it had been a bad job and left in a mess. They had first become aware of a problem with the boiler on 28 February 2017. Within a week a gas engineer had gone out to inspect it. They had secured the services of Mr Ian Riddex, a Gas Safety Engineer, who they trusted and who considered the work on the boiler to be a work in progress. He had been told about the faults and was working to resolve them. They now appreciated the Tenants' frustration about the boiler. They had also had moved an electric socket which was dangerously placed under the gas appliance to make



it safe meantime and had attended to another issue at the shower mixer valve. They were told that it was their responsibility to ensure that a properly located carbon monoxide detector in the house. It was their intention to do all work still needing done to repair the boiler and were aware two of the radiator bleed valves had to be replaced and a proper second radiator key to be sourced for the Tenants to use.

- c. The gutters have grass growing out of them. The Landlords did not disagree with the Ordinary Member's observations which were that the rear elevation gutter directly over the property was clear on inspection but there was a need for the full length of the front and rear elevation gutters to be cleaned out. There being no evidence of damp penetration internally. The Tenants had highlighted a small line above the rear bedroom window at ceiling height as a possible mark but it was indistinguishable.
- d. The garden needs attended to by the Landlord. The garden had not been attended to by the former tenant and the Landlords were pleased on 28 February 2017 when the current Tenants showed an interest in maintaining it. They accepted some clearing might have been done at the outset of the tenancy. They were prepared to contribute to the costs incurred by the Tenants in carrying out clearance work on production of receipts. These had been asked for but not yet produced.
- e. The washing machine is broken and the landlords refused to repair or replace same. The Landlords whilst believing that they had not included white goods in the lease, accepted on reviewing the lease paperwork and Inventory that the washing machine did in fact form part of the agreement and therefore came within the repairing standard. They explained that this was an error on the part of the letting agent. That being established, the Tribunal observed that the original washing machine was no longer available for inspection and the Tenants had purchased their own. The Landlords by way of recompense intended to pay for gas pipework to be fitted in the kitchen to allow the Tenants to install a gas cooker they desired. They had also offered to contribute to the purchase of a gas cooker.
- f. The Landlords generally now viewed their relationship with the Tenants as amicable and had agreed to direct contact to facilitate all repairs needed.

26. The findings of the Inspection of the House that informed the Tribunal are as follows,

- a. The windows complained of in the House are in the living room and the two bedrooms. The living room window had layers of draught excluder tape applied at the upper opening

light and it had a broken handle. There was clear distortion of the upper frame and there was evidence of dried out condensation on the window glass. The window in the back bedroom had loose hinges that allowed the window to over extend and draughtproofing tape had been applied at the upper opening light. The window in the front bedroom had a loose hinge that allowed the window to over extend and the frame was worn and unlikely to be watertight.

- b. It was clear a boiler in the House had been leaking in the past as there was evidence of heavy water staining behind the pipework in the cupboard that housed the boiler. A Valliant boiler was currently in use. It appeared to heat the radiators. A Gas Safety Certificate was not available for inspection.
- c. The hot water was only working when the boiler was operated at the maximum settings.
- d. The radiators were checked and there was evidence of staining on the hall valve. The hall radiator appeared to be leaking from the valve. The tenant produced a radiator key that only fitted a couple of the radiators.
- e. The gutter at the rear elevation was clear. There was however vegetation growing out of the adjacent gutter to the left-hand side. The gutter at the front elevation had signs of vegetation starting to grow there and needed cleaned out over its entire length.
- f. The garden area dedicated to the House was well kept and had been laid out with border.
- g. The washing machine complained of had been disposed of and was therefore not available for inspection. There was another washing machine in the House in use.

#### **Summary of the issues**

27. The issue to be determined was whether the House meets the repairing standard as set out in section 13 of the Act, and whether the Landlords had complied with the duty imposed on them by section 14(1) (b) of the Act.

#### **Findings in fact**

28. The Tribunal finds the following facts to be established

- i. The Landlords are the registered owner of the House and the Landlords under the lease between the Parties.

- II. The tenancy between the Landlords and the Tenants is a Short-Assured tenancy and is a tenancy to which the repairing standard applies.
- III. The Tenants took entry to the House on 15 December 2016 for a term of 12 months.
- IV. The House was let with white goods included. The Property Inventory refers to a washing machine.
- V. The Tenant raised the complaints referred to the application with the Landlord's Representative on 28 February 2017 and to the Landlords directly by letter on 23 June 2017.
- VI. The Tribunal carefully inspected the House and found that:
  - a. The living room window had layers of draught excluder tape applied at the upper opening light and it had a broken handle. There was clear distortion of the upper frame and there was evidence of dried out condensation on the window glass.
  - b. The window in the back bedroom had loose hinges that allowed the window to over extend and draughtproofing tape had been applied at the upper opening light.
  - c. The window in the front bedroom had a loose hinge that allowed the window to over extend and the frame was worn.
  - d. There was evidence of historical heavy water staining behind the pipework in the cupboard that housed the boiler.
  - e. A Valliant boiler was currently in use.
  - f. A Gas Safety Certificate was not available for inspection nor was there any signage around the boiler to provide any information.
  - g. The gutter at the front elevation had signs of vegetation starting to grow there.
- VII. The House does not meet the repairing standard required under section 13 (1) (a), (b) and (c) of the Act.

#### **Reasons for decision**

29. The Tribunal was satisfied that the tenancy between the Parties is a tenancy to which the repairing standard duty applies in terms of section 12 of the Act being a Short -Assured tenancy.
30. There had been an unacceptable breakdown in communication regarding intimating and promptly dealing with repairs at the House and the Tribunal was pleased to note that the parties were now in direct communication albeit with some continuing involvement of the current letting agent. There was clearly frustration on the Tenants part and rent had been withheld. A meeting took place at the House on 10 August 2017 to make some progress and amends.
31. The current Gas Safety Certificate was unavailable, as required by the Direction issued. It was accepted by the Tribunal that due to the administration process this had been sent to them later than intended.
32. The findings of the Inspection of the House that informed the Tribunal are as follows,
33. The windows complained of in the House are in the living room and the two bedrooms. The living room window had layers of draught excluder tape applied at the upper opening light and it had a broken handle. There was clear distortion of the upper frame and there was evidence of dried out condensation on the window glass. The window in the back bedroom had loose hinges that allowed the window to over extend and draughtproofing tape had been applied at the upper opening light. The window in the front bedroom had a loose hinge that allowed the window to over extend and the frame was worn and unlikely to be watertight. Accordingly, the repairing standard has not been met (section 13 (1) (a) of the Act).
34. It was clear a boiler in the House had been leaking in the past as there was evidence of heavy water staining behind the pipework in the cupboard that housed the boiler. A Valliant boiler was currently in use. It appeared to heat the radiators. A Gas Safety Certificate was not available for inspection to ascertain if the boiler met the repairing standard and the Landlords accepted that there was work still to be done on it. Accordingly, the repairing standard has not been met (section 13 (1) (c) of the Act).
35. The hot water was only working when the boiler was operated at the maximum settings.
36. The radiators were checked and there was evidence of staining on the hall valve. The tenant produced a radiator key that only fitted a couple of the radiators.
37. The gutter at the rear elevation was clear. There was however vegetation growing out of the adjacent gutter to the left-hand side. The gutter at the front elevation had signs of vegetation starting to grow

there and needed cleaned out over its entire length. Accordingly, the repairing standard has not been met (section 13 (1) (b) of the Act).

38. The garden area dedicated to the House was well kept and had been laid out with border. It did not come within the remit of the Tribunal.

39. The washing machine complained of had been disposed of and was therefore not available for inspection. There was another washing machine in the House in use. The Tribunal makes no finding therefore.

40. The Landlords accepted that three windows needed replacing that being the living room window and the two bedroom windows. The scheduled installation date being 12 and 13<sup>th</sup> October 2017, subject to the Tenants agreement. A written quotation was exhibited but not lodged which showed a price for installation of three windows from Storm Improve Ltd.

41. It was the Landlords intention to do all work still needing done to repair the boiler and they were aware two of the radiator bleed valves which had to be replaced with a proper second radiator key to be sourced for the Tenants to use.

42. The garden maintenance does not come within the remit of the repairing standard.

43. The washing machine complained of had been disposed of and was not available for inspection. The Tribunal was not able to make any further observation other than that white goods do come within the repairing standard where provided by the Landlord.

### **Summary of Decision**

The Landlord has failed to comply with the duty imposed by section 14 (1) (b) of the Act and has failed to ensure that the House meets the repairing standard under sections 13(1) (a), (b) and (c) of the Act. The Tribunal accordingly proceeded to make a Repairing Standard Enforcement Order as required by section 24 (2) of the Act.

### **Observations**

The Tribunal made the following additional observations during the Inspection of the House:

- The landlords should ensure that there are smoke detectors and a carbon monoxide detector within the House as required by law in a tenanted property. These are extremely important to ensure the safety of Tenants and other occupants. The Landlords should investigate and install detectors without delay, as needed. The revised Domestic Technical Handbook guidance issued by Building Standards Division (Technical Handbooks 2013: – Domestic – Fire), states there should be at least: one functioning smoke alarm in the room which is frequently used by the occupants for general daytime living purposes, one functioning smoke alarm in every circulation

space, such as hallways and landings, one heat alarm in every kitchen, and all alarms should be interlinked.

- The gutters of the adjoining property at the rear elevation had vegetation growing out of them and this might adversely affect water egress at the gutters of the House over time.
- The Tenants had questioned a small line above the rear bedroom window at ceiling height as a possible water ingress mark, but it was difficult to see on inspection and could simply be monitored over time.
- The landlords should be aware that a small patch of Japanese knotweed was observed in the rear garden. Japanese knotweed is a non-native invasive species which is known for the speed of its growth and its tenacity.

Whilst these matters did not form part of the application and were not issues to be determined by the Tribunal as they were not included in the application, the Landlord may wish to consider taking all appropriate remedial action.

#### **Right of Appeal**

In terms of section 46 of the Tribunals (Scotland) Act 2014 a party 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.

Signed S Christie

Date 27 August 2017

Susan Christie, Legal Member



# **Housing and Property Chamber**

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

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### **Schedule of Photographs of 18C Springvale Place, Saltcoats KA21 5LS**

The following photographs were taken during inspection on 23 August 2017:



**Photograph 1: Front elevation: subject is first floor flat**



**Photograph 2: Kitchen: washing machine**



**Photographs 3 and 4: Rear bedroom - Vaillant gas boiler**





**Photograph 5:** Kitchen: central heating and hot water control



**Photograph 6:** Rear bedroom window



**Photograph 7: Rear garden**



**Photograph 8: Front elevation - guttering**



**Photograph 9: Hallway radiator**



**Photograph 10: Hallway radiator – radiator key**