



## **Repairing Standard Enforcement Order**

**Ordered by the Private Rented Housing Committee**

**Reference Number:- PRHP/RT/16/0139**

**Re: Property known as ALL and WHOLE the attic or top floor flatted property known as and forming 17A Princes Street, Dundee DD4 6BY, all as more particularly described in the Disposition (by virtue of a power of sale in a Standard Security recorded 6 June 1994) by TSB Bank Scotland PLC in favour of Stobmuir Enterprises Limited dated 2 January 1998 and registered in the General Register of Sasines for the County of Angus on 14 January 1998 (hereinafter referred to as "the property")**

### **The Parties:-**

**Mr Henry Robertson ("the Tenant")**

**Mr. Lindsay Watson, Dundee City Council, Private Sector Services Unit, Dundee House, 50 North Lindsay Street, Dundee, DD1 1NB ("the Third Party")**

**Stobmuir Enterprises Limited, 14 Albert Street, Dundee, DD4 6NS ("the Landlord")**

### **NOTICE TO**

**Stobmuir Enterprises Limited, 14 Albert Street, Dundee, DD4 6NS ("the Landlord")**

**Whereas in terms of their decision dated 18 June 2016, the Private Rented Housing Committee 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 the Landlord has failed to ensure that: the house is wind and watertight and in all other respects fit for human habitation, the structure and exterior of the house are in a reasonable state of repair and in proper working order, 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, the fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order, the house has**

satisfactory provision for detecting fires and for giving warning in the event of fire or of suspected fire and the house has satisfactory provision for giving warning if carbon monoxide is present in a concentration that is hazardous to health .

The Private Rented Housing Committee 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 Private Rented Housing Committee requires the Landlord:-

- (a) To repair or replace the roof to ensure that it is wind and watertight.
- (b) To clean, clear, repair or replace the gutters to ensure that they work effectively.
- (c) To replace the double glazed window unit within the living room.
- (d) To repair or replace the window in the kitchen.
- (e) To obtain an Electrical Installation Condition Report (EICR) by a suitably qualified electrician and to carry out all works identified as required within the said report and, once all of the said necessary works have been carried out, to produce a further report by a suitably qualified and registered electrician confirming that said works have been carried out.
- (f) To produce a Portable Appliance Test (PAT) on all portable electrical appliances and equipment supplied by the Landlord and located within the property and to repair or replace any appliance supplied by the landlord and identified by the PAT as defective.
- (g) To produce a report by a suitably qualified Gas Safe registered engineer to address the state of repair and working order of all gas appliances within the property and to carry out all works identified as required within the said report and, once all of the said necessary works have been carried out, to produce a further report by a suitably qualified and registered Gas Safe engineer confirming that said works have been carried out.
- (h) To produce an Energy Performance Certificate in respect of the property.
- (i) To repair or replace the extractor fan within the bathroom.
- (j) To repair or replace the shower screen within the bathroom.
- (k) To repair or replace the seal located around the top of the bath.
- (l) To secure the wash hand basin to the wall in the bathroom and to repair or replace the seal around the top of the basin.
- (m) To repair or replace the smoke detectors located in the hall and the kitchen.
- (n) To repair or replace the laminate floor throughout the property.
- (o) To provide a heat detector in an appropriate location within the kitchen.
- (p) To provide an appropriately positioned carbon monoxide detector within the property.

The Private Rented Housing Committee order that the works specified in this Order must be carried out and completed within the period of 28 days from the date of service of this Notice.

A landlord or a tenant aggrieved by the decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

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

Please note that in terms of Section 28(1) of the Act, a landlord who, without reasonable excuse, fails to comply with an 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 an RSEO has effect in relations to the house. This is in terms of Section 28(5) of the Act.

In witness whereof these presents type written on this page and the preceding page are executed by Patricia Anne Pryce, Chairperson of the Private Rented Housing Committee at Glasgow 20 June 2016 before this witness:-

P. PRYCE

Signed

Date 20 June 2016

Patricia Anne Pryce, Chairperson

N. PRYCE

WITNESS

NICHOLAS PRYCE

55 BLYTHSWOOD ST, GLASGOW



**Statement of decision of the Private Rented Housing Committee under Section 24 (1) of the Housing (Scotland) Act 2006**

**Reference Number: PRHP/RT/16/0139**

**Re: Property at 17A Princes Street, Dundee, DD4 6BY("the Property ")**

**The Parties:-**

**Mr Henry Robertson ("the Tenant")**

**Mr. Lindsay Watson, Dundee City Council, Private Sector Services Unit, Dundee House, 50 North Lindsay Street, Dundee, DD1 1NB ("the Third Party")**

**Stobmuir Enterprises Limited, 14 Albert Street, Dundee, DD4 6NS ("the Landlord")**

**Decision**

The Committee, having made such enquiries as it saw fit for the purpose 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 property concerned and, taking account of the evidence submitted by the Tenant at the inspection, the Landlord and the application by the Third Party Tenant, determined that the Landlord has failed to comply with the duty imposed by Section 14 (1) (b) of the Act.

**The Committee consisted of:-**

Patricia Anne Pryce	-	Chairperson
Ian Murning	-	Surveyor Member

**Background**

1. By application comprising of all documents received on 7 April 2016, from the Third Party, the Third Party applied to the Private Rented Housing Panel for a determination as to whether the Landlord had failed to comply with the duties imposed by Section 14 (1) (b) of the Act.
2. The application by the Third Party stated that the Third Party considered that the Landlord had failed to comply with his duty to ensure that the property meets the repairing standard and the Third Party brought forward the following breaches:-  
That there are a number of points with regard to the electrics within the property that raise concerns.  
That the fuse board within the flat has been replaced with RCDs and the card meter was moved which was done by the Landlord himself.

That the central heating boiler has no casing on it and the control panel below is hanging on the wires for the boiler and that the boiler has not worked since 2009 when the Tenant moved into the property meaning there is no hot water or heating for the Tenant.

That there is no gas certificate for the boiler.

That the smoke detector in the hall and the heat detector in the kitchen have been removed as they were faulty and kept going off.

That only one bulb can be placed in the spotlights in the living room, otherwise the RCD trips and the bulbs explode.

That the shower trips the RCD at least three times per shower and the Tenant has got to leave the shower and reset the RCD each time this happens.

That there is a live wire coming out of the light switch by the front door.

That one of the lights in the kitchen is not secured to the ceiling.

That the light in the bedroom is held on by sticky tape.

That the extractor fan in the bathroom does not work.

That the roof is leaking in the bedroom at the gable just below the chimney.

That there are roof slates and vegetation in the rhones which need cleared and that the roof needs checked where the slates have slipped and where it leaks into the bedroom.

That the chimney has an obvious lean and should be examined by Building Standards.

That the seal between the panes of double glazing has failed and there is condensation between the panes.

That the timber facings around the windows externally to the rear of the property require painting.

That the kitchen window at the front of the property requires painting internally and externally and it draughty.

That the laminate flooring throughout the property has not been well fitted and has a lot of movement on it and the floors are uneven.

That the mastic seals around the bath and along the back of the wash hand basin in the bathroom need to be resealed.

That the shower screen is allowing water to leak from along the bottom of the screen.

That the hinges in the toilet seat and lid in the bathroom are broken.

That the front door to the flat is not the correct size and an additional piece of timber has been nailed to the top of the door to make it fit the opening.

That the hand rail at the top of the stairwell is coming away from the wall.

That there are various lights in the stairwell which are not working and have no covers on them.

That there is no carbon monoxide detector.

That the kitchen threshold door is missing and causes a trip hazard opposite the stairs down to the front door.

The Third Party and Tenant consider that the Landlord is in breach of his duties under the Housing (Scotland) Act 2006 in relation to the repairing standard and in particular the Landlord has failed to ensure:-

- (i) The house is wind and watertight and in all other respects reasonably fit for human habitation.
- (ii) 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.
- (iii) 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.
- (iv) Any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order.
- (v) Any furnishings provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed.
- (vi) The house has satisfactory provision for detecting fires and for giving warning in the event of fire or of suspected fire.

- (vii) The house has satisfactory provision for giving warning if carbon monoxide is present in a concentration that is hazardous to health.
3. By Minute dated 18 April 2016 the President of the Private Rented Housing Panel intimated a decision to refer the application under Section 23(1) of the Act to a Private Rented Housing Committee.
  4. On 9 May 2016, the Private Rented Housing Committee ("the Committee") wrote to the Landlord, the Third Party and the Tenant to advise that the Committee intended to inspect the property on 16 June 2016 at 11.00 hours. The letter further confirmed that a Hearing had been arranged in relation to the application, which Hearing would be held in Caledonian House, Greenmarket, Dundee, DDI 4QX commencing at 13.30 hours. Finally, the letter confirmed that any written submissions had to be received by the Committee by 30 May 2016.
  5. On 23 May 2016, the Committee issued a Notice of Direction in terms of Schedule 2 Paragraphs 2(1) and 3(1)(b) of the Housing (Scotland) Act 2006 and Regulation 14 of the Private rented Housing Panel (Applications and Determinations)(Scotland) Regulations 2007, which Notice required the Landlord to provide to the Committee an Electrical Installation Condition Report (EICR) by a suitably qualified and registered electrician and a Portable Appliance Test on all portable electrical appliances and equipment supplied by the Landlord and located within the property, a report by a suitably qualified Gas Safe registered engineer to address the state of repair and working order of all gas appliances within the property and an Energy Performance Certificate in respect of the property. The said documents were to be lodged with PRHP no later than midday on 3 June 2016.

### **The Inspection**

6. On 16 June 2016, the Committee attended at the property for the purposes of inspection of the property. The Tenant, the Third Party and Dr Mohammed El-Bakary who is a Director of the Landlord and Mrs. Aileen Taylor, who is the Company Secretary of the Landlord, were all present at the inspection.

At the inspection on 16 June 2016, the Committee noted the following points:-

- (a) The property comprises a two apartment attic flat located in a traditional tenement building constructed of blonde sandstone with rendered brick rear elevations and a slate roof. The property is estimated to be well in excess of one hundred years old.
- (b) The accommodation comprises all on one level an entrance a hallway with a small flight of stairs leading to a bedroom, a bathroom, a kitchen and a living room.
- (c) From outside the property, there were slates and vegetation located in the guttering of the property. There was water running down the outside of both the front and rear elevations of the property from the gutters. The chimney stack located immediately above the Tenant's bedroom had an obvious bend and appeared to be coming away from the chimney stack of the neighbouring building.
- (d) The handrail in the communal stairway leading to the property had been fixed.
- (e) The lights in the communal stairwell of the property had been fixed.
- (f) On entering the property, there was clear and current movement in the floors of the property and the laminate flooring was uneven causing a potential trip hazard.
- (g) In the bedroom, there was obvious staining on the sloping ceiling located under the chimney stack. The Surveyor Member of the Committee used a damp meter to check this staining. The meter gave a red positive reading confirming that the ceiling was damp.

- (h) There were no functioning lights in the bedroom and the Tenant advised that none of the electrical sockets in the bedroom worked. The Tenant advised that when he needed light in the bedroom he left the door open to receive light from the hallway.
- (i) In the bathroom which was internal to the property, the sealant around the bath and the wash hand basin was missing and there was a clear gap between the shower screen and the bath. The wash hand basin was coming away from the wall. The "Expelair" extractor fan in the bathroom was not working. The hinges to the toilet seat had failed completely and there was now no functioning seat on the toilet.
- (j) The gas boiler was located in the cupboard in the hallway immediately outside the bathroom and opposite the bedroom. There were wires hanging down from the boiler. The Tenant advised that the boiler now worked but that he had to use two electrical extension cords which were plugged into a socket in the kitchen and run these along the hallway in order to obtain power to allow the boiler to function as the socket located in the hall cupboard was broken and hanging off the wall. The Tenant demonstrated this to the Committee and opened the hatch in the cupboard ceiling located above the boiler to show the Committee the obvious holes in the roof, advising the Committee that the flue for the boiler which was located on the roof had fallen over and the Tenant was unsure whether or not the flue worked and therefore he was scared to use the boiler in case of fumes. There was a heat detection device simply placed on the shelf in the hall cupboard.
- (k) There was no carbon monoxide detector located in the property.
- (l) The live wire at the front door had been removed.
- (m) The smoke detectors in the hallway and the kitchen had been deactivated by the Tenant. The Tenant complained that he had no option but to do this as the devices were too sensitive and he could not cook without the devices going off. The smoke detector in the living room remained and was functioning.
- (n) There was now running hot water in the flat and the two heaters now worked as the boiler could now function.
- (o) There was a new consumer unit located in the hallway which had replaced the fuse board. The Tenant advised that this tripped every time he had a shower and showed the Committee which part of the unit tripped.
- (p) In the kitchen, two of the electrical sockets were not working. The Tenant had placed parcel tape around the frame of the window as it was draughty. The entrance door to the kitchen was missing. One of the lights was coming away from the ceiling.
- (q) In the living room, the seal between the double glazed panels of the window had failed and there was condensation in between these panes. The Tenant advised that he could only put one bulb in the triple spotlight unit in the ceiling as if he tried to insert more than one bulb at a time, the bulbs would explode. The Tenant advised one of the electrical sockets located on the wall between the kitchen and the living room did not work.
- (r) The rendering on the external wall located immediately outside the window of the hallway to the rear of the property has come away exposing the brickwork of the rear elevation.
- (s) A piece of wood has been affixed to the top of the entrance door to the property and fits well into the doorway of the property.

The surveyor member of the Committee took several photographs which form the Schedule attached to this decision.

### The Hearing

- 7. Both the Third Party and Dr El- Bakary and Mrs. Taylor of the Landlord attended the hearing. The Tenant did not attend the hearing.

Mr. Watson for the Third Party confirmed that he was employed as a Technical Officer (Enforcement) within the Housing Department of Dundee City Council and had been so employed for eight years. He had previously been employed as a police officer for thirty years.

Dr Mohammed El-Bakary confirmed that he resided at 3 Rennell Road, Dundee and that he was the Director of Stobmuir Enterprises Limited, a company which owned more than one hundred flats within the Dundee area. He advised that his company had been in operation since 1989 and that he had lived in Dundee since 1978.

Mrs. Aileen Taylor confirmed that she was Dr El-Bakary's partner and resided with him at the address in Rennell Road. She confirmed that she had previously been a Director with the Landlord but was now the Company Secretary of the Landlord.

### *Preliminary Issue*

The Committee raised with the Landlord the Notice of Direction that the Committee had issued on 23 May 2016. The Committee sought an explanation from the Landlord as to why no response had been received from the Landlord in relation to the Notice of Direction. Dr El-Bakary explained that various attempts had been made by a gas engineer to gain access to the property for the purposes of carrying out a gas safety check but that the Tenant had refused to provide access to the property. Dr. El-Bakary provided the Committee with a hand written letter dated 15 June 2016 from a Mr. George Ramsay, gas engineer, wherein it was stated that he had attempted to gain access to the property without success and that the gas safety check had now been arranged for 17 June 2016, the day after the hearing. The Landlord also provided the Committee with a photocopy of a handwritten letter by a Helen Smith whom the Landlord stated was another tenant of the Landlord. Within this letter, Ms. Smith advised that her boiler had been replaced within three days of her old boiler breaking down.

Mr. Watson confirmed that contact with the Tenant could be sporadic and difficult.

The Committee accepted that the Tenant could be difficult about providing access to the property as the day before the present hearing the Tenant had initially advised that he was not prepared to provide the Committee with access to the property for the purposes of the inspection. However, the Committee pointed out to the Landlord that there had been ample opportunity during the course of the Tenant's tenancy which had been in place since 2009 for the Landlord to take appropriate legal action to gain access to the property for the purposes of a gas safety check. The Landlord confirmed that he had done nothing to seek a right of access. Furthermore, the Landlord had not responded at all to the Notice of Direction until asked by the Committee at the Hearing. The Committee confirmed that within the Notice of Direction it was clearly narrated that failure to comply with the Notice of Direction may be an offence.

In all the circumstances, the Committee advised the Landlord that the Committee would be recommending to the Administration of the PRHP that the Landlord be reported to Police Scotland for investigation into the failure to comply with the Notice of Direction.

However, Dr El-Bakary very helpfully confirmed that he did not dispute any of the findings of the Committee from the inspection that morning, all of which are as noted above. He confirmed that he agreed with all of the findings from the inspection.

Both Dr El-Bakary and Mrs. Taylor advised that the Tenant was often difficult about allowing access to the property for workmen instructed by the Landlord.

Dr El-Bakary once again helpfully confirmed that he agreed that a suitably qualified electrician needed to go into the property and inspect all of the electrics to see if they complied.

Dr El-Bakary advised that he had been trying to gain access to the property for the last two or three months to try and get work done. However, the Committee pointed out that the Third Party had written to the Landlord by email on 11 November 2014 regarding the repairs issues in the property, a copy of which email forms part of the present application. Following this, the Committee asked the Landlord what legal steps he had taken to obtain access to the property to effect all of the outstanding repairs.

Dr El-Bakary confirmed that he had spoken to a lawyer who had advised him that raising an action for eviction could take up to a year to resolve and would be very expensive which Dr El-Bakary was not prepared to do. He was concerned that if took this route, the Tenant would vandalise the property in revenge or attack him.

The Committee asked if he had taken legal advice about simply gaining access to the property for the purposes of carrying out the necessary safety checks and repairs. Dr El-Bakary confirmed that he had not.

Mr. Watson confirmed that the Tenant could be difficult about providing access to the property but that if he persevered he had managed to obtain access. Mr. Watson advised that the Tenant had complained to him that the Landlord did not provide him with enough notice about allowing access to the property, often just receiving a text message the night before access was sought. The Tenant also complained to him that he was never given an indication as to how long the workmen would be in the property which meant that he could not plan his day.

Dr El-Bakary denied that the Tenant was not provided with sufficient notice. He had advised that the Tenant was playing a game by not allowing access so that the Tenant could gain more points of the Council's housing list.

Mr. Watson confirmed that the Tenant had applied for housing with the Council.

Dr El-Bakary confirmed that the rental for the property had not changed since the commencement of the tenancy and that in terms of the lease it was £336.92 per four weeks.

Dr El-Bakary confirmed that he would look into obtaining access to the property through the PRHP.

Given all of the circumstances, the Committee is satisfied that the property is not wind and watertight and in all other respects reasonably fit for human habitation as there is dampness caused by water penetration in the bedroom, obvious holes in the roof where slates are missing and a draughty window in the kitchen and a window with failed seals in the living room. The Committee is satisfied that the structure and exterior of the house (including drains, gutters and external pipes) are not in a reasonable state of repair and in proper working order as there are slates and vegetation located within the gutters on both the front and rear elevations of the property causing water to run down these elevations and that there is rendering missing from the external surround of the rear facing hall window. The Committee is satisfied that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are not in a reasonable state of repair and in proper working order as the consumer unit trips when the shower is used, the gas boiler cannot be powered safely or appropriately and the flue for the gas boiler which is located on the roof may be defective together with the electric sockets throughout the property which do not work. The Committee is satisfied that the any fixtures, fittings and appliances provided by the Landlord under the tenancy are not in a reasonable state of repair and in proper working order as the spotlights in the living room cannot be fitted with more than one bulb at a time otherwise the bulbs explode, the extractor fan in the bathroom does not function, the seal around the bath and the wash hand basin is missing, the wash hand basin is coming away from the wall and the toilet seat has failed completely together with the laminate flooring being uneven throughout the property. The Committee is satisfied that the house does not have satisfactory provision for detecting fires and

for giving warning in the event of fire or of suspected fire as the smoke detection devices within the hallway and the kitchen have been deactivated and there is no heat detection device located within the kitchen. The Committee is satisfied that the house does not have satisfactory provision for giving warning if carbon monoxide is present in a concentration that is hazardous to health as there is no carbon monoxide detector located within the property.

#### Decision

8. The Committee accordingly determines that the Landlord has failed to comply with the duty imposed by Section 14 (1) (b) of the Act. The Committee proceeded to make a Repairing Standard Enforcement Order as required by Section 24 (1) of the Act.
9. The decision of the Committee was unanimous.
10. The Private Rented Housing Committee require the Landlord to carry out such works as are necessary to ensure that the property meets the Repairing Standard.
11. The Committee considered that it would be reasonable to allow a period of 28 days from the date of the RSEO to carry out these works.

#### Reasons for Decision

12. The Committee considers that the Landlord has had sufficient time to carry out the outstanding repairs.

The Committee considers that the Landlord has failed in his duty under Section 14(1)(b) of the Act and has not complied with the repairing standard in terms of Sections 13 (1) (a) of that Act.

#### Observations

The Committee notes the Landlord fully accepted all of the outstanding repairs which were noted by the Committee at the inspection. The Committee further acknowledges that the Tenant can be difficult in providing access to the property. However, the Committee notes that the Landlord has been aware of the outstanding repairs since at least 11 November 2014. The Committee is extremely concerned about the current state of repair of the property and, as a consequence, the safety of the Tenant within the property. In particular, the Committee is extremely concerned about the current state of the flue for the gas boiler together with the electrics within the property, all of which present a potentially very serious health and safety concern to any occupant of the property. The Committee was also concerned about the level of movement within the property. Despite all of these serious concerns, the Committee was frankly appalled that the Landlord had done nothing to gain access to the property despite acknowledging at the hearing that he accepted that all of the issues noted at the hearing by the Committee were accurate.

#### Right of Appeal

13. A landlord or tenant aggrieved by the decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

### Effect of Section 63

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

P. PRYCE

Date 20 June 2016

Patricia Anne Pryce

# 17A Princes Street Dundee DD4 6BY

Photos from inspection

PRHP/RP/16/0139

16<sup>th</sup> June 2016

Surveyor Ian H Murning TD

16/06/2016

1

## Front Elevation of 17 Princes Street



16/06/2016

2

Front Elevation Showing Kitchen Dormer of 17A and water staining below



16/06/2016

3

Rear Elevation of Building



16/06/2016

4

## Rear Elevation of Building



16/06/2016

5

## Rear Elevation of Building



16/06/2016

6

uPVC Window Frame showing gap with wall  
and Sealant/Plaster missing



16/06/2016

7

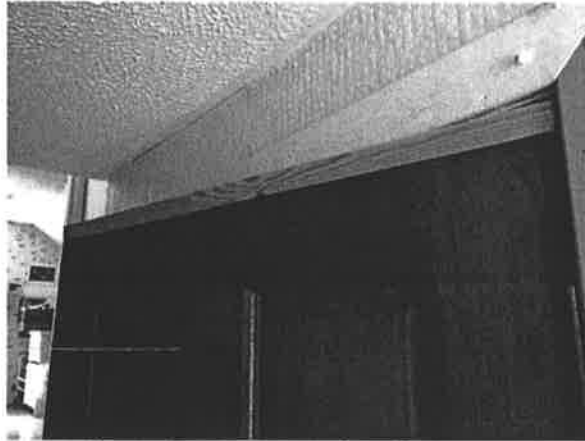
Ground Floor Steps at Rear of Property to  
overgrown communal area



16/06/2016

8

## Door to Stairwell showing Addition at Top



16/06/2016

9

## Gas Meter



16/06/2016

10

## Wall plug for Electric Fire – Fire Removed by Tenant



16/06/2016

11

## Laminate Flooring – Trip Hazard



16/06/2016

12

13amp Socket hanging out of wall – should supply power for the Adjacent Gas Boiler



16/06/2016

13

Ceiling Light Fitting



16/06/2016

14

## A Smoke Alarm Sensor



16/06/2016

15

## Trailing 13amp Extension Leads to supply Gas Boiler



16/06/2016

16

Gas Boiler in Cupboard – Blue Gas Flame  
shown Working & Trailing 13amp connector



16/06/2016

17

Kitchen Window showing attempted Draught  
Seal with Parcel Tape



16/06/2016

18

## Electric Cooker - Freestanding



16/06/2016

19

## General View of Kitchen



16/06/2016

20

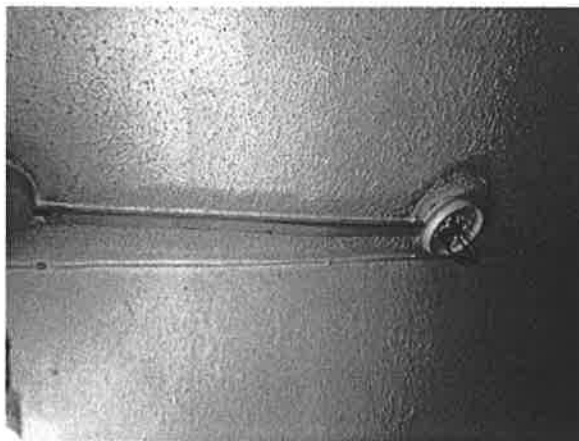
## Base of Hardwired Smoke Alarm – Sensor removed



16/06/2016

21

## Base of Hard Wired Smoke Alarm – Sensor Removed



16/06/2016

22

## Dirt in Gutter & Vegetation



16/06/2016

23

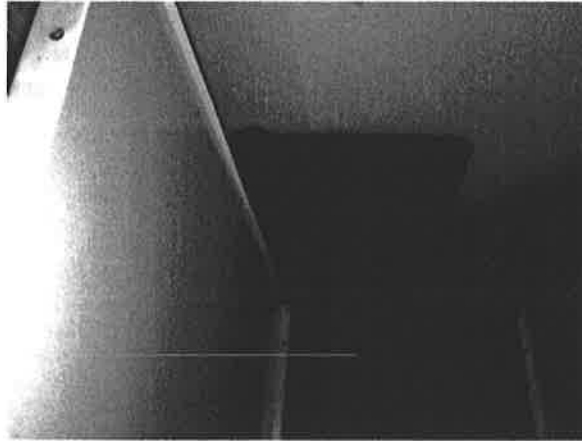
## View of Roof- Slate in Gutter & Vegetation



16/06/2016

24

Photo



16/06/2016

25

Pipework under Gas Boiler & Casing & 13Amp Plug which supplies power to Boiler



16/06/2016

26

## Gas Boiler without external casing



16/06/2016

27

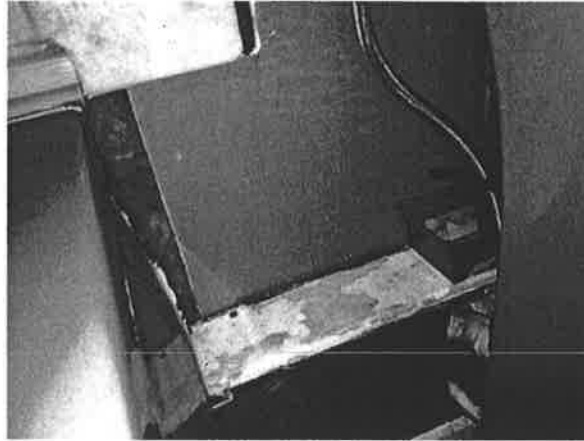
## 'Expelair' Extractor Fan on bathroom Ceiling



16/06/2016

28

## Photo



16/06/2016

29

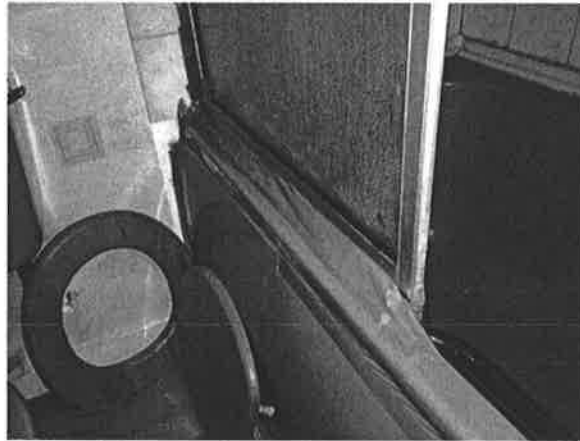
## Bath showing missing sealant to wall tiles



16/06/2016

30

WC Seat and parcel tape 'sealing' between bottom of Shower Screen and Bath



16/06/2016

31

Bath showing parcel tape and staining at side



16/06/2016

32

## WC with Toilet Seat and Cover lying at side



16/06/2016

33

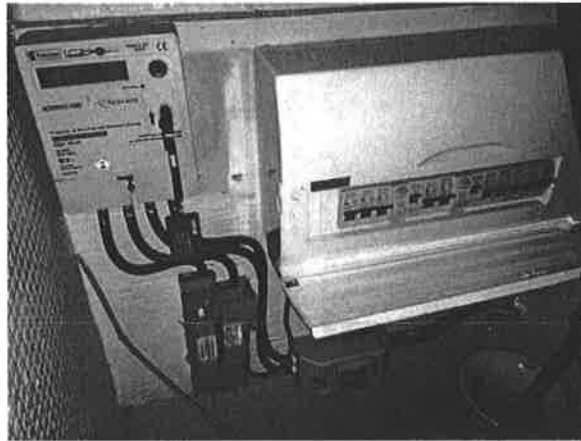
## Electric Shower said to trip the circuit breaker when used



16/06/2016

34

## Modern Electricity Consumer Unit and Meter



16/06/2016

35

## View of Slating showing One Slate in Gutter



16/06/2016

36