

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/26/1168

Title no: LAN108170

108 Cumbrae Drive, Motherwell, ML1 3LJ ("the Property")

The Parties:

Debbie Campbell, 108 Cumbrae Drive, Motherwell, ML1 3LJ ("the Tenant")

Nasim Hussain, 34 Braedale Avenue, Motherwell, ML1 3DX ("the Landlord")

Whereas in terms of their decision dated 29 September 2026, 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:

- I. In reference to s13(a) of the Act, the Property is wind and water tight and in all other respects reasonably fit for human habitation;
- II. In reference to s13(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;
- III. In reference to s13(h), the Property meets the tolerable standard in that it fails to have: satisfactory provision for ventilation; and satisfactory access to all external doors; and
- IV. In reference to s13(j), the Property has satisfactory provision for, and safe access to, a food storage area and a food preparation space;

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

- a) Electrical matters:
 - i. To provide the Tenant and the Tribunal with a copy of the EICR certificate obtained;
 - ii. To consult with a suitably qualified contractor and undertake any works recommended by the EICR; and

- iii. To instruct a suitably qualified contractor to inspect and, as necessary, repair or replace the isolator switch for the washing machine in the Property's kitchen;
- b) Front steps: To instruct a suitably qualified contractor to repair or replace the front steps to the Property to provide a means of entrance and egress from the Property that is even, secure, and free of trip-hazards;
- c) Damp and mould:
 - i. To instruct contractors to undertake work to repair or replace the existing trickle vents in all windows of the Property;
 - ii. To instruct contractors to investigate and, as necessary, undertake work to repair or replace, the vent between the lower bedroom and living area;
 - iii. To instruct a suitably qualified specialist to inspect the Property (and in particular the lower and upper rear bedrooms and the exterior walls thereto) to examine for the presence of damp and mould, and to report on any recommended interior or exterior works to remedy or mitigate against damp and mould in the Property;
- d) Broken front lower window: To instruct a suitably qualified contractor to repair or replace the broken front living room window;
- e) Upper rear bedroom window: To instruct a suitably qualified contractor to repair or replace the window and/or frame so that the window closes flush and securely within its frame;
- f) Living-room door handle: To instruct a contractor to replace the missing door handle to the living room door;
- g) Kitchen cabinets: To instruct contractors to undertake work:
 - i. To replace: the missing three doors; the three missing drawers; and any handles missing on existing doors; or
 - ii. In the alternative, to fit new cabinets, drawers and doors within the kitchen, so as to provide an equivalent food preparation area and areas for storage.
- h) Gas safety:
 - i. To instruct a suitably qualified gas engineer to undertake a gas safety inspection of the Property;
 - ii. To provide the Tenant and the Tribunal with a copy of the completed report of the inspection; and
 - iii. To consult with a suitably qualified contractor to undertake any works recommended by the said inspection report.

The Tribunal order that the works specified in this Order must be carried out and completed within the period of three 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 Property at any time during which a RSEO has effect in relation to the Property. This is in terms of Section 28(5) of the Act.

In witness whereof these presents type written on this and the preceding two pages are executed by Joel Martin Conn, legal member of the Tribunal, at Glasgow on the Sixth day of October Two Thousand and Twenty-Six in the presence of the undernoted witness:

/

J Conn

Housing and Property Chamber
First-tier Tribunal for Scotland



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under sections 24 and 27 of Housing
(Scotland) Act 2006**

Chamber reference: FTS/HPC/RP/26/1168

Re: Property at 108 Cumbrae Drive, Motherwell, ML1 3LJ (“the Property”)

Parties:

Debbie Campbell, 108 Cumbrae Drive, Motherwell, ML1 3LJ (“the Tenant”)

Nasim Hussain, 34 Braedale Avenue, Motherwell, ML1 3DX (“the Landlord”)

Tribunal Members:

Joel Conn (Legal Member) and Lorraine Charles (Ordinary (Surveyor) 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 determined that the Landlord has failed to comply with that duty, and that it would make a Repairing Standard Enforcement Order (“RSEO”).

Background

1. By application dated 12 March 2026, the Tenant, as Applicant, applied to the Housing and Property Chamber of the First-tier Tribunal for Scotland for a determination of whether the Landlord had failed to comply with the duties imposed by section 14(1)(b) of the Housing (Scotland) Act 2006 as amended (“the 2006 Act”). The application is in terms of section 22(1) of the 2006 Act and in terms of rule 48 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 as amended.
2. The Tenant and the Landlord, as Respondent, are parties to a private residential tenancy agreement for the Property. The private residential tenancy commenced on 17 October 2019 (but parties were in agreement that the Tenant had resided

in the Property for some years prior under a previous agreement with the Landlord's ex-husband, who was landlord until 2019).

3. The application stated that the Property did not meet the Repairing Standard set out in section 13 of the 2006 Act on the majority of possible grounds, being alleged non-compliance with the following requirements:
 - 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, electricity (including residual current devices) and any other type of fuel and for sanitation, space heating by a fixed heating system 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.*
 - h) *The house meeting the tolerable standard in the following ways:*
 - 1: It has an interlinked system of fire and smoke alarms and adequate carbon monoxide alarms;*
 - 2: In the case of a house having a supply of electricity, it complies with the relevant requirements in relation to the electrical installations for the purposes of that supply;*
 - 3: It has satisfactory provision for natural and artificial lighting, for ventilation and for heating;*
 - 5: It is substantially free from rising or penetrating damp;*
 - 10: It has a fixed bath or shower and a wash-hand basin, each provided with a satisfactory supply of both hot and cold water and suitably located within the house;*
 - 13: It is structurally stable.*

We would note that, in our determination, some of the issues remaining as at the date of the Inspection were better seen within sections of section 13 that the Tenant had not highlighted within the application form but, as the wants of repair were fully highlighted within the application papers, we hold the Landlord received fair notice of all potential breaches of section 13.

4. The application and supporting papers made specific reference to a significant amount of work, some of which was resolved during the course of the application prior to the inspection. At the Hearing, the parties were agreed on those matters which were already resolved, and disagreed only slightly on the matters held by the Tenant to be unresolved. For brevity this Decision focuses on those matters still identified as unresolved at the date of the inspection rather than listing all matters originally raised in the application.
5. On 7 May 2026, a Notice of Acceptance was issued by a legal member of the Tribunal acting under delegated powers of the Chamber President.
6. During the period prior to the proposed inspection and hearing, the Tenant provided voluminous written submissions and documentation, and the Landlord

provided similarly detailed submissions and documentation.

Property Inspection

7. The members of the Tribunal inspected the Property on 29 September 2026 at 10:00. The Tenant was present (with her father as a supporter).
8. The Tribunal took a series of photographs during the inspection. A Schedule of Photographs has been prepared and is issued to accompany this decision.

Findings on Inspection

9. The Property is a mid-20th century, mid-terrace two-storey house. The accommodation is accessed up a flight of four concrete steps. It is entered through a small entrance hall which leads to a living room, from which is accessed both the kitchen (and through to the back-door to the garden) and the ground floor rear bedroom. From the small entrance hall, a staircase accesses a small hallway from which there is a front upper bedroom, rear upper bedroom (currently used for storage and use of IT equipment), and a bathroom. Within the upper hallway there is a cupboard in which a condensing tumble dryer is placed.
10. The Property was occupied and fully furnished at the time of the inspection.
11. Of those issues still relied upon by the Tenant at the date of the inspection, we noted the following from our inspection:
 - 11.1 The front steps were uneven, particularly the edges of the first step and middle and edges of the second step. There was a large gap at the base of the riser of the second step and a smaller gap at the base of the riser of the third, which presented potential tripping hazards.
 - 11.2 The door handle to the living-room door was missing.
 - 11.3 In the double-glazed window to the living room, the leftmost outer pane (when viewed from exterior) was badly cracked, showing evidence of two impact points. The Tenant stated that a report had been made to the police about local youths causing the damage by throwing stones.
 - 11.4 In the kitchen, the Tenant directed us to an isolator switch in the kitchen that was used to operate the washing machine. She explained that, due to various issues, she had not used it recently but had recently been informed by the Landlord's electrician that the switch was working. She had attempted use the plug (underneath the work surface) the prior weekend but it did not operate. She currently required to plug the washing machine into one of the other plugs above the work surface.
 - 11.5 In the kitchen we noted three cabinets missing their front doors, one cabinet that appeared to be missing drawers and drawer fronts, and one door which was missing a handle.

- 11.6 In the upper rear bedroom, we observed that the window was unable to close fully, due to the window and/or the frame being warped.
- 11.7 In regard to the Tenant's reports of damp and mould in the lower rear bedroom and upper rear bedroom (the latter directly being direct above the former), we observed:
- 11.7.1 In the lower bedroom, evidence of black mould spotting on the window sill and lower window frame. Damp meter readings were taken and found high normal or moderate readings in that portion of the wall to the lower right of the window (viewed from within the room) and high normal to the lower left.
 - 11.7.2 In the upper bedroom, evidence of black mould spotting on the window sill and lower window frame, as well as on that portion of the wall to the lower right of the window (viewed from within the room). Damp meter readings were taken and found moderate readings in that portion of the wall to the lower right of the window and high normal to the lower left.
 - 11.7.3 In regard to potential sources of damp or moisture, or water ingress, we noted the following:
 - 11.7.3.1 The window frames had fitted trickle vents but all we inspected (in the bedrooms and bathroom) were inoperable, apparently having been painted over.
 - 11.7.3.2 There was an internal vent above the door between the living room and lower rear bedroom but, with the use of a torch, it appeared to us to be blocked.
 - 11.7.3.3 The bathroom, adjacent to the upper rear bedroom, had no mechanical ventilation and, due to the blocked trickle vent, could only be externally ventilated by opening the window (the window being found wedged open during our inspection).
 - 11.7.3.4 The tumble dryer in the upper landing was a condensing dryer so had no hose to vent it externally.
 - 11.7.3.5 The exterior walls at the rear bedrooms showed some sign of water damage to the exterior sills, and some slight cracking to the roughcasting.
 - 11.7.3.6 There was some vegetation visible in the guttering above the rear bedrooms.
12. We were informed by the Tenant of the following issues that had been materially resolved in the months prior to the inspection, though which had aspects requiring consideration at the inspection or Hearing:
- 12.1 An electrician had undertaken repairs of two damaged plugs and replaced lights in the bathroom, while also undertaking an EICR inspection. The Tenant had not yet received a copy of the EICR certificate.
 - 12.2 A leak from the bath had recently been fixed. The Tenant believed that there was a slightly bowing of the kitchen ceiling under where she believed the leak had been. We observed a possible bowing of the ceiling, but saw no discolouration or sign of material damage to the ceiling. (At the Hearing, the

Tenant confirmed she did not insist on any repair to the kitchen ceiling.)
12.3 Interconnected smoke and heat detectors had recently been fitted. We carried out basic testing and were satisfied that they were interconnected.
12.4 The boiler had been replaced but a gas safety inspection was yet to occur. One was scheduled for the day after the inspection.
(These matters are not exhaustive of issues raised in the application but resolved by the date of the inspection.)

Hearing

13. A Hearing was held at Glasgow Tribunal Centre on 29 September 2026 at 11:30. It was attended by the Tenant, the Landlord, and the Landlord's daughter, Ayisha Hussain (who provided support as well as part of the submissions for the Landlord).
14. The Tribunal took the parties through the remaining wants of repair relied upon by the Tenant (as set out above), asking for any submissions on the matters observed during the inspection. In general, the Landlord did not dispute that the wants of repair identified during the inspection remained outstanding and that they engaged the repairing standard. (We noted that the Landlord believed that living room door handle had been previously repaired in 2020, and queried when it had subsequently broken again. The Tenant stated that it had never been repaired in 2020. The Landlord did not however dispute our observation the handle was currently missing.)
15. The Tenant relied on a number of the items having been outstanding for some years. She referred to the kitchen cabinets having been missing drawers and doors since 2017 (when she said the previous landlord had undertaken to replace the kitchen), said that the broken living room window pane was first reported in May 2021, and, as above, said the missing living room door handle was reported at least by 2020. The Landlord provided submissions on a number of personal matters. In summary, she became owner as part of her divorce settlement with her former husband but immediately became aware of the potential financial and time demands of being a private landlord. She had been seeking to sell the Property since 2021, first with the Tenant as a sitting tenant (though that had fallen through) and then subsequently seeking vacant possession. She believed that she was unable to afford the full cost of repairs and, though she did not express it in such direct terms, we took her inference to be that she sought to sell in preference to undertaking all necessary repairs. She had, however, instructed a number of repairs and stated that she had attempted to instruct others but had failed to secure a suitable contractor (such as for the front steps). She also made reference to occasions when contractors had been arranged but cancelled due to the Tenant not being available, or being unwell, though did not identify any outstanding matter which she claimed would have been repaired by now, but for want of access.
16. The Landlord stated that she had continued to seek alternative contractors and – along with the upcoming gas safety inspection – she said she had recently identified a potential contractor to fix the front steps. She also appeared confident

that she continued to have contact details for contractors capable of undertaking work such as to the windows, internal door handle, and isolator and appeared willing to seek contractors to investigate the damp issues and repair of the kitchen cabinets.

17. Though most wants of repair had a clear remedy, we would note the following matters where there was a degree of uncertainty as to any necessary work required:
 - 17.1 The gas safety inspection was yet to be carried out, and any potential wants of repair would be identified by the report. Neither party identified any current issue with the gas system, other than the need for a safety inspection.
 - 17.2 The Landlord's daughter read out sections from the EICR at the Hearing, where the inspector identified recommended works though not all of them were fully defined in layperson's terms. The Landlord accepted that she would require to discuss the EICR with her electrician to identify any works needed.
 - 17.3 The Tenant expressed doubt that the kitchen cabinets were capable of repair, given their condition and their age (as like for like parts may not be available). The Landlord accepted that she would need to consult with a contractor on the options for repair or replacement.
 - 17.4 Given the limits of our inspection, we offered no concluded view as to whether the damp and mould visible was due to ventilation issues, water ingress, or both. We did identify that the background ventilation system was compromised by the inoperable trickle vents, the apparently inoperable vent between the living room and lower rear bedroom, and the inability to fully close the upper rear bedroom window. The Landlord accepted that there were identifiable works required to resolve the background ventilation system but also a need to instruct a suitable expert report on the potential causes of damp and whether further works were needed (such as if water ingress was identified).
18. We sought the parties' submissions on further procedure. As it was accepted that works were needed, and the Landlord agreed to instruct certain works at this time, both parties were agreed that the application needed to be continued for monitoring of the works. The question before us was whether an RSEO should be issued, or whether we should continue for voluntary compliance, or a hybrid of both.
19. The Tenant sought an RSEO on all matters, if failing an RSEO on those matters which she regarded as a priority: the front steps (as she said that both she and her son had tripped on the steps in the past, and she had mobility issues due to a medical condition); the broken front window (as she said she was unable to open the window in its current condition); and the damp and mould. The Tenant relied on the length of time some of the issues had been outstanding as a reason to proceed to issue an RSEO. The Landlord sought a continuation for voluntary compliance, relying on her personal and financial circumstances.

Discussion and Reasons

20. The Tribunal had regard to what it had found at the inspection of the Property and the representations from parties. The Tribunal had further regard to the statutory obligations imposed upon a residential landlord to ensure that properties meet the Repairing Standard throughout tenancies.
21. In terms of section 14 of the 2006 Act, a landlord is required to maintain a tenanted property to the Repairing Standard at all times during the Tenancy. The Tribunal in a Repairing Standards application, however, considers matters only as at the inspection. We make no finding in relation to whether there have been breaches of the Repairing Standards, or any other provision of the Tenancy by either party, prior to 29 September 2026.
22. The Tribunal determines that, in all respects raised in the application, as at the date of the inspection, the Landlord has failed to comply with a number of aspects of the Repairing Standard and that it is appropriate to make a RSEO at this time.
23. We are sympathetic to the Landlord's predicament. She hoped that taking ownership of the Property would be both a means of resolving the financial aspects of her divorce and a future source of income, and has found it far more demanding than she expected. Nonetheless, this is not the Tenant's fault nor a relevant defence under the Act. The Tenant is entitled to a Property that meets the Repairing Standard and the level of compliance of a landlord in 2019 (when the Landlord took ownership) is not materially different to present. The type of repairs that the Landlord requires to address were foreseeable before she became a landlord. Further, though the Landlord did not concede the length of time some of the issues were outstanding, she gave no alternative dates for when they were first intimated (except in regard to the living room door handle where she suggested it had arisen since 2020). In the circumstances, we do not hold her personal circumstances as a relevant reason to hold off from an RSEO at this time, given the nature and duration of some of the wants of repair. We do, however, allow three months for compliance, in consideration that the Landlord has struggled to find certain contractors, and of the number of issues to be addressed.
24. In regard to the specific breaches of the Repairing Standard, we hold that the Landlord has failed to ensure that:
 - 24.1 In reference to s13(a) of the Act, the Property is wind and water tight and in all other respects reasonably fit for human habitation (in regard to the upper rear bedroom window, and broken living room window);
 - 24.2 In reference to s13(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 (in regard to the missing or broken kitchen units and living room door handle);
 - 24.3 In reference to s13(h), the Property meets the tolerable standard in that it fails to have:
 - 24.3.1 satisfactory provision for ventilation (in regard to the painted over trickle vents and apparently blocked internal vent); and

- 24.3.2 satisfactory access to all external doors (in regard to the front step);
and
- 24.4 In reference to s13(j), the Property has satisfactory provision for, and safe access to, a food storage area and a food preparation space (also in regard to the broken kitchen units).
- Further breaches may be identified once the EICR, gas safety report and any report from a damp and mould expert are reviewed.
25. In regard to the terms of the RSEO, the order is referred to for its terms but we would summarise it as follows:
- 25.1 Electrical matters: to produce the EICR certificate; to consult with a contractor on any works recommended by the EICR; and inspect and, as necessary, repair or replace the isolator switch for the washing machine;
- 25.2 Front steps: to repair or replace the front steps to provide a safe means of entrance and egress;
- 25.3 Damp and mould: to undertake work to repair or replace the existing trickle vents and investigate and, as necessary, undertake work to repair or replace, the vent between the lower bedroom and living area; and instruct a specialist report to consider any damp and mould, and to report on any recommended works;
- 25.4 Broken front lower window: to undertake work to repair or replace;
- 25.5 Upper rear bedroom window: to undertake work to repair or replace so it closes flush and securely;
- 25.6 Living-room door handle: to undertake work to repair or replace;
- 25.7 Kitchen cabinets: to undertake work to repair or replace either the missing parts or, in the alternative, the entire kitchen units.
- 25.8 Gas safety: to undertake a gas safety inspection of the Property; provide a copy; and undertake any works recommended by the said inspection report.
- As stated above, we allow three months from today for the Landlord to undertake this work.

Determination

26. In all the circumstances, having found that the Landlord has failed to comply within the duty imposed by section 14(1)(b) of the 2006 Act as at the date of the inspection, we are satisfied to make an RSEO in this application.
27. Within the application papers, the Tenant make reference to seeking a rent relief order. As the RSEO is being made at this time, the compliance with the RSEO is relevant both in itself and in regard to the request for a rent relief order. In the circumstances, a re-inspection and further Hearing will be set no earlier than 3.5 months from this date to consider compliance with the RSEO and any matters arising, to include:
- 27.1 Whether a rent relief order is merited and, if so, determination of same; and
- 27.2 Any requirement for a second RSEO, such as further to any recommendations arising from the gas safety inspection report, the EICR, or the report of any damp and mould contractors.

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.

J Conn

Housing and Property Chamber

First-tier Tribunal for Scotland



Pre-hearing inspection summary and Schedule of Photographs



Property 108 Cumbrae Rd Motherwell ML1 3LJ

Ref No: FTS/HPC/RP/26/1168

Tribunal members Joel Conn Legal member *and* Lorraine Charles Ordinary member Surveyor

Purpose of inspection

The purpose of the inspection is to prepare a record of the position at the property, specifically as it relates to the items raised in the application and any issues arising therefrom.

Access

The above Tribunal Members attended the property at 10:00am on 06/08/26. The tenant Debbie Campbell gave access to the property.

Lorraine Charles Date 29/09/26

BSC (Hons) MRICS

Ordinary Member Surveyor
First-Tier Tribunal for Scotland

Property inspection

Weather was dry and sunny

The property is a mid-terrace two storey house with timber framed double glazed windows and a tiled roof.

Appendix 1

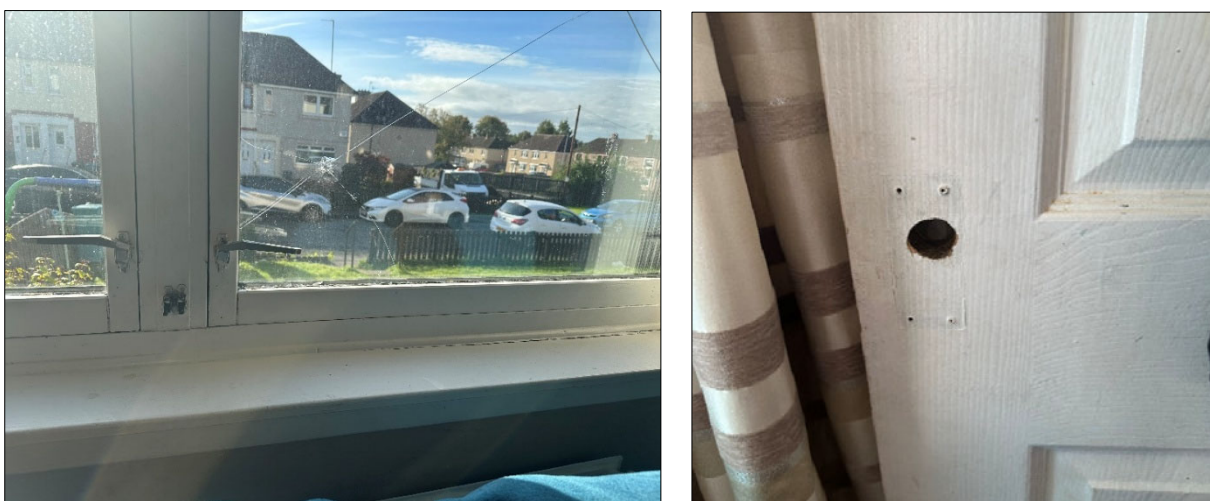
Schedule of photographs taken during the inspection on 29/09/26

External stairs



External concrete stairs are badly damaged and weathered. The second step has failed and is potentially dangerous.

Lounge



Living room window – double glazed window panel has a large external crack.
Internal lounge door handles are missing.

Kitchen



Double socket has been replaced however the tenant advised the isolator switch is not working and the washing machine has to be plugged into the new double socket above worktop. A section of ceiling has been patched and a slight bow was noted however no evidence of water ingress was visible.



Kitchen cabinets are missing doors and one unit is missing 3 drawers.

Fire detection



Inter linked smoke and heat detectors have been fitted and test and found to be in good working order.

Rear Bedroom



The timber framed double glazed window unit was inspected and was found to be swollen and warped.

All windows have been fitted with trickle ventilation, however it was noted during the inspection all vents have been painted over and no longer open to allow background ventilation.

Rear Bedroom Cont



Slight mould was noted below window, all readings within high normal range.

Bathroom



No mechanical ventilation fitted to the bathroom, and the window was wedged open during inspection.

Trickle ventilation was fitted to window however it was painted over and inoperable.

Ground floor rear bedroom



Evidence of mould noted at window and back wall. Moisture reading within high normal range.

External rear elevation



Some cracking was noted above ground floor bedroom and an area of vegetation was visible at the gutter. Cracking was also visible at the ground floor bedroom windowsill.