

Private Sector Housing

Case Studies

Case A (SR 141028)

- Tenant lives in property with adult son and two younger children, who were home-schooled
- Tenant in receipt of valid Section 21 Eviction Notice, but landlord had not enforced and had lapsed
- Widespread damp issues throughout property
- Mains electricity cutout needed changing as very old and preventing smart meter from being fitted - arranged this via Scottish Power Energy Networks



Rising Damp in Front room

strong
indication
damp proof
cause has
failed

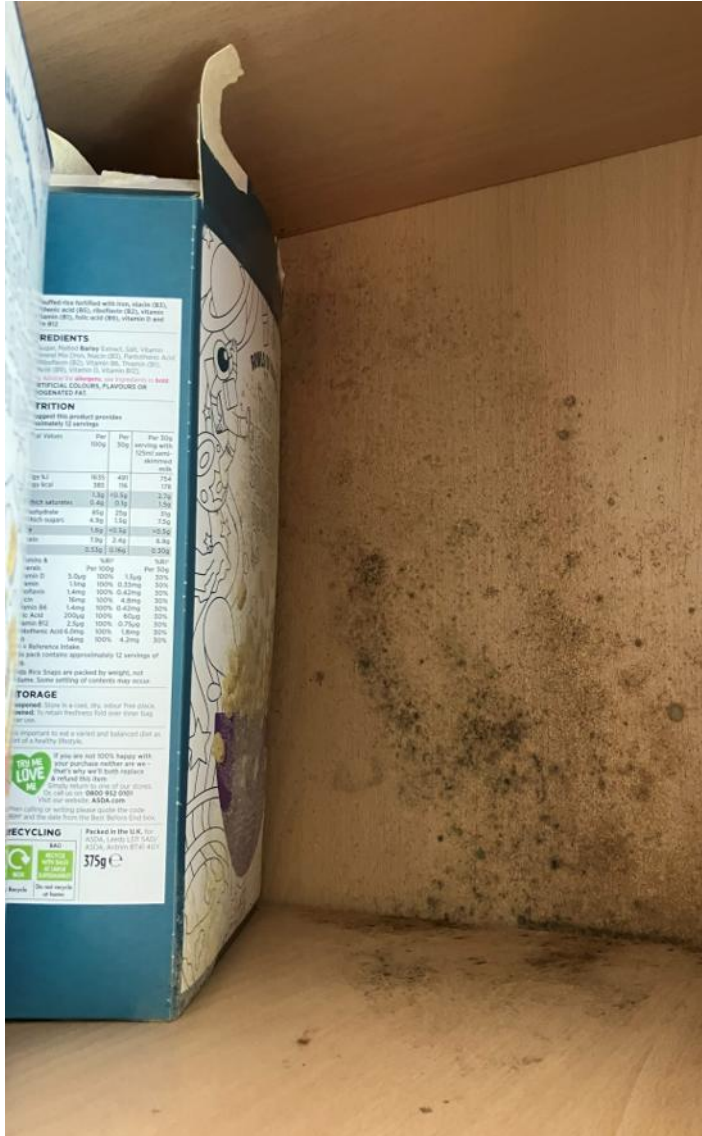


Damp and Mold in Master bedroom



Damp and mold in child's bedroom

Old loft conversion likely to be poorly insulated



Mold in kitchen cupboards

Likely cause is condensation due to poor ventilation.

Will also give rise to food hygiene concerns

Case B (SR 123463)

- Tenant lives in property with partner, 4 children and expecting 5th child shortly
- Disrepair issues throughout property
- Many issues caused by poor ventilation
- Tenant believed property to be over-occupied

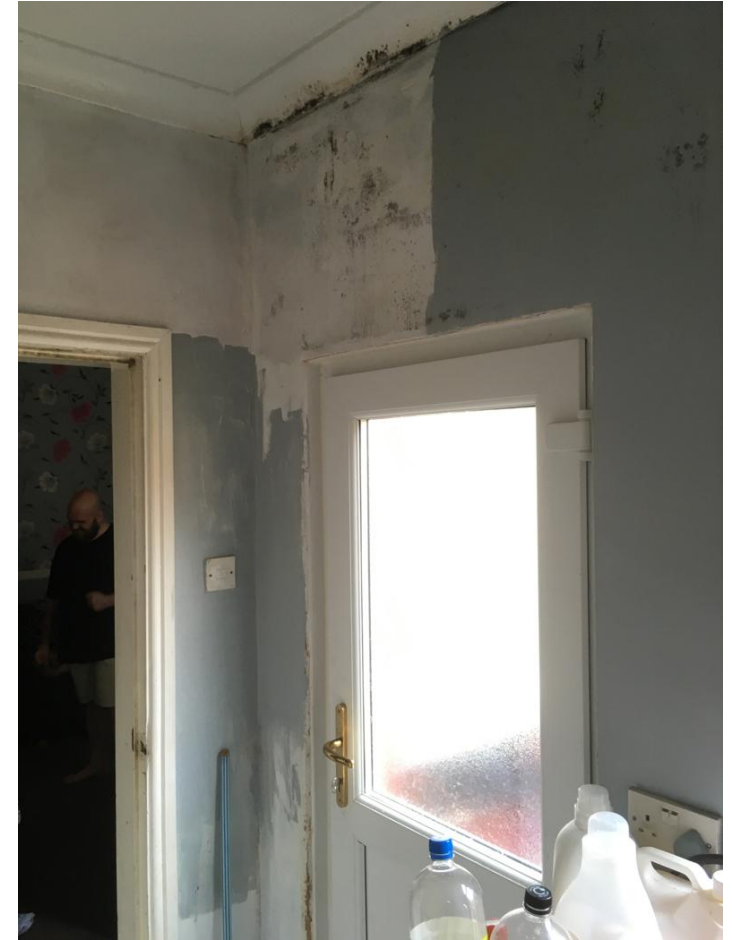


It was difficult for tenant to effectively ventilate the property, as ground floor windows only had single opening well outside of easy reach.

Landlord was unwilling to consider changing these



Damage to plasterwork throughout property



Damp and mold in kitchen and bathroom

Case C (SR 132503)

- Tenant requested inspection of property due to damp and mold issues
- In receipt of valid eviction notices requiring them to leave property
- Tenant moved out approximately 4 months after inspection
- Property has since been left vacant and has continued to deteriorate, causing neighbour complaints



Damp and mold throughout property



Damp and mold throughout property

Case D (SR 148631)

- Tenant recently contacted Council to request inspection of property
- Tenant advised feels more able to challenge landlord on condition of property due to banning of no-fault evictions
- Damp and mold throughout property
- Property 120 years old so several structural issues connected to this



Damp and mold throughout property



Damp and mold throughout property

