

Housing and Property Chamber

First-tier Tribunal for Scotland



Inspection Photograph Schedule 17 Smithyends, Cumbernauld G67 2SJ

Case Reference: FTS/HPC/RP/24/5572

Date of inspection: 22/05/2025

Time of inspection: 10.00 am

Weather conditions: Dry and sunny

Present: Ms Sarah O'Neill – Legal Member
Mr Nick Allan – Ordinary Member
Ms Madison Goose - Tenant
Ms Stephanie Foulds - Tenant



Photo 1 – Front elevation



Photo 2 – Fully functioning Lounge window



Photo 3 – Lounge window – no gaps or holes



Photo 4 – Fully functioning Patio doors



Photo 5 – Patio door with privacy film attached

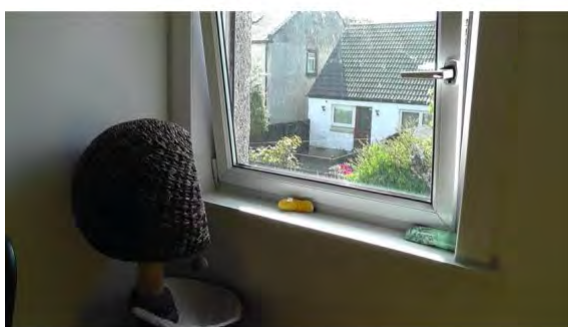


Photo 6 – Fully functioning Bedroom 3 window



Photo 7 – Fully functioning Bedroom 2 window



Photo 8 – Damp-free wall on Landing



Photo 9 – Damp-free wall section in Bedroom 1



Photo 10 – Falling from height risk

Inspection notes

1. The Tribunal noted that all the windows in the property were correctly fitted and operational. There was no obvious evidence of the holes and gaps referred to in the Application by the former Tenants.
2. The Tribunal noted that there was no evidence of dampness or mould on the wall at the top of the stairs between the Landing and Bedroom 1. Photos 8 refers.

3. The Tribunal further observed that wall paper on both sides of the wall had become detached in sections perhaps suggesting a historic damp issue at this location. Photo 9 refers.
4. The Tribunal observed that the staircase was completely open on one side creating a health and safety concern. Photo 10 refers.

Nick Allan FRICS
Surveyor – Ordinary Member
First-tier Tribunal
Housing and Property Chamber – 1st June 2025