

**Housing and Property Chamber**  
First-tier Tribunal for Scotland



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

**Repairing Standard Enforcement Order under Section 24(1) of the Housing (Scotland) Act 2006**

**Chamber Ref: FTS/HPC/RP/23/3241**

**Re: Property at 3 Alma Terrace, Laurencekirk, AB30 1FL (“the Property”)**

**Parties:**

**Marjorie Stewart, 4 Garvocklea Gardens, Laurencekirk, AB30 1BG (“the Landlord”); and**

**Mrs Julie May, 3 Alma Terrace, Laurencekirk, AB30 1FL (“the Tenant”)**

**Tribunal Members:**

**Ruth O’Hare (Legal Member) and Angus Anderson (Ordinary Member)**

Whereas in terms of their decision dated 8 April 2024 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) the house is wind and watertight but not in all other respects reasonably fit for human habitation, and
- (ii) the structure and exterior of the house (including drains, gutters and external pipes) is in a reasonable state of repair and in proper working order.

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 landlord to:-

- (i) Instruct a damp and condensation specialist, but not the specialist who attended previously, to investigate the damp and mould within the property

and produce said report to the Tribunal for further consideration. The said damp and condensation specialist should be provided with a copy of the Tribunal's decision for reference;

- (ii) Instruct a drain specialist, but not the specialist who attended previously, to clear the blocked drain and further, to inspect the drains pertaining to the property and produce said report to the Tribunal for further consideration; and
- (iii) Instruct a roofing contractor to inspect the roofs and chimneys and carry out such repairs as are necessary to ensure the property is wind and watertight. The said roofing contractor should be provided with a copy of the Tribunal's decision for reference

The Tribunal orders that the works specified in this Order must be carried out and completed within a period of **eight weeks** from the date of service of this Notice.

### **Right of Appeal**

**In terms of Section 46 of the Tribunal (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 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 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 preceding page(s) are executed by Ruth O'Hare, Chairperson, c/o Glasgow Tribunals Centre, 20 York Street, Glasgow, G2 8GT at Aberdeen on 8 April 2024 before this witness:-

R O'Hare

J Devlin

**JORDAN DEVLIN** witness

Chairperson