

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/24/5595

Title no: LAN87558

**95 Stevenston Court, New Stevenston, ML1 4HW
("the House")**

The Parties:-

**Mr Jacek Gizinski, 95 Stevenston Court, New Stevenston, ML1 4HW
("the Tenants")**

**Mrs Sharon Kerr, c/o Property Angels, 14 Main Street, Bothwell, G71 8RF
("the Landlord")**

Whereas in terms of their decision dated 10 July 2025, 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 the House is:-

- (a) wind and watertight and in all other respects reasonably fit for human habitation; and
- (b) substantially free from rising or penetrating damp,

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:-

- (a) to appoint a suitably qualified condensation/damp specialist to investigate the cause of condensation, dampness and mould in all areas of the property including any ventilation issues, external causes such as leaking gutters, absence of or compromised Damp Proof Courses, etc, and to report thereon; such report to include details of the methodology adopted by the specialist when inspecting the Property, details of any meter readings taken (to include the individual readings and locations that they were taken), and a specification of recommended works (including as appropriate specification of any new

appliance to be installed) for remedying any want of repair associated with condensation, dampness and mould to the Tribunal for further consideration.

The Tribunal order that the works specified in this Order must be carried out and completed within the period of 42 days 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 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 are executed by Mr Andrew Upton, legal member of the Tribunal, at Glasgow on 4 November 2025 in the presence of the undernoted witness:-

A Upton