

Housing and Property Chamber First-tier Tribunal for Scotland



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

Chamber Ref: FTS/HPC/RP/25/2782

1B Aitken Street, Largs, North Ayrshire, KA30 8AT registered in the Land Register of Scotland under title number AYR27078 ("the Property")

The Parties:-

Ms Carly Dawson, 1B Aitken Street, Largs, North Ayrshire, KA30 8AT ("the Applicant" and "the Tenant.")

CHAP, Michael Lynch Centre, 71 Princes Street, Ardrossan, Ayrshire, KA22 8DG ("the Applicant's Representative")

Ms June Friel, 3 Anderson Street, Port Glasgow, Inverlyde, PA14 5EP ("the Respondent" and "the Landlord")

Tribunal Members:

Mr Martin McAllister, Solicitor (Legal Member) and Mr Donald Wooley, Chartered Surveyor (Ordinary Member) ("the tribunal")

NOTICE TO

Ms June Friel

Whereas in terms of their decision dated 16 February 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 tribunal now makes a repairing standard enforcement order (RSEO) in the following terms and requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the Property meets the repairing standard in terms of Section 13 of the said Act and that any damage caused by the carrying out of any work in terms of this Order is made good.

The tribunal determined to make a RSEO in the following terms:

The Landlord is required to do the following:

1. **Reinstate curtain rails and rods which were removed to facilitate the energy efficiency works.**
2. **Redecorate those areas of the Property which had been plastered during the energy efficiency works.**
3. **Investigate the water ingress to the kitchen ceiling and undertake works necessary to eradicate it, and thereafter reinstate the décor.**
4. **Ensure that there is a reliable supply of hot water and that there is sufficient pressure to the kitchen tap.**
5. **Repair or renew the tiling at the shower.**
6. **Repair or renew the shower curtain rail and supply a shower curtain or install a shower screen.**
7. **Renew the Yale type lock at the entry door of the Property.**
8. **Produce a current Electrical Installation Condition Report for the Property. The Report requires to be prepared by an electrician registered with SELECT, NICEIC NAPIT or other accredited registered scheme who is either employed by a firm that is a member of such accredited scheme or is a self-employed member of such a scheme. The Report requires to confirm that the installation is "satisfactory," has appropriate RCD protection wholly compliant with the repairing standard and has no recommendations in the C1 or 2 category or F1 items for further investigation. It should also include PAT testing in respect of the Cooker.**

The Landlord is required to carry out the work required by the RSEO before 15 April 2026.

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.

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 typewritten on this and the preceding page are executed by Martin Joseph McAllister, legal member of the First-Tier Tribunal for Scotland at Salicoats on 16 February 2026 before Peter Ashby, Salicoats.