



**Notice of a Decision to Vary a Repairing Standard Enforcement Order**

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

(Hereinafter referred to as “the tribunal”)

**Case Reference Number: FTS/HPC/RP/25/0284**

**Re: Flat 2, 46 Ardshiel Avenue, Edinburgh, EH4 7HS (“the house”)**

**Land Register Title No: MID249635**

**Mrs Kirubhasini Devarajan, Flat 2, 46 Ardshiel Avenue, Edinburgh, EH4 7HS (“the Tenant”)**

**Mrs Khaleda Aman, 7/3 Balfour Loan, Edinburgh EH4 7LA (“the Landlord”)**

**Tribunal Members – Sarah O'Neill (Legal Member) and David Godfrey (Ordinary (Surveyor) Member)**

**Repairing Standard Enforcement Order Against:**

**Mrs Khaleda Aman** (the Landlord)

The tribunal, having determined on 17 April 2026 that the Repairing Standard Enforcement Order relative to the house dated 28 July 2025 should be varied, the tribunal hereby varies the Repairing Standard Enforcement Order as follows:

1. The following additional requirement is added to the RSEO, following the 7 existing requirements:
  8. Carry out the works recommended in the dampness survey report dated 2 March 2026 by Wise Property Care in respect of the house, namely:
    - 1) The application of mould control surface disinfectant onto the affected areas identified in the report and cleaning as necessary to remove the mould growth.
    - 2) Installation of a wall mounted positive input ventilation system (PIV), including an integral heater to temper the incoming air, delivered directly from the outside to a central location to control the condensation and mould problems being experienced within the property.

3) Installation of dehumidifier vents within the rooms identified in the report  
in order to ensure that the house is wind and watertight and otherwise  
reasonably fit for human habitation

4) The period allowed for the completion of the works required by the Repairing  
Standard Enforcement Order is extended until **2 June 2026**.

### **Rights of Appeal**

In terms of section 46 of the Tribunals (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 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.

Signed.....Date: 17 April 2026.....

Sarah O'Neill, Chairperson