

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/26/0318

Title no: AYR47429

Flat 1/L, 12 Boyd Street, Largs, KA30 8LD ("the Property")

The Parties:

Junyi Wu, Flat 1/L, 12 Boyd Street, Largs, KA30 8LD ("the Tenant")

Anne McLaughlan, 2/2 Coxfield Lane, Edinburgh, EH11 2RF; and David McLaughlan, 2/2 Coxfield Lane, Edinburgh, EH11 2RF ("the Landlord")

Whereas in terms of their decision dated 5 October 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 Act") and in particular that the Landlord has failed to ensure that:

- I. In reference to s13(a) of the Act, the Property is wind and water tight and in all other respects reasonably fit for human habitation; and
- II. In reference to s13(c), the installations in the house for the supply of gas are 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 Property 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 instruct an inspection by a suitably qualified heating engineer so as to establish the cause of apparent water escape around the boiler;
- b) Thereafter to undertake such works as deemed necessary by the engineer to remedy the water escape; and
- c) To report to the Tribunal and the Tenant as to the outcome of the said investigation and the steps undertaken to remedy.

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

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.

In witness whereof these presents type written on this and the preceding page are executed by Joel Martin Conn, legal member of the Tribunal, at Glasgow on the Sixth day of October Two Thousand and Twenty-Six in the presence of the undernoted witness:

J M Conn

____ Legal Member
/ JOE MARTIN CONN

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