



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

Repairing Standard Enforcement Order

Section 24 of the Housing (Scotland) Act 2006

Reference number: FTS/HPC/RP/25/3104

Re: Property at 119a Graham Street Airdrie ML6 6DE ("the Property") being the subjects registered in the Land Register under title number LAN114127.

The Party:

Ms Jacqueline McNamee ("the landlord")

The tribunal members:

Mrs Lesley Ward, Chairing and Legal Member.

Ms Carol Jones, Ordinary Member (Surveyor).

Whereas in terms of their Decision dated 14 August 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:

- (a) The house is wind and water tight and in all other respects fit for human habitation in terms of Section 12(1)(a) of the Act.**
- (b) The structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order, in terms of Section 13(1)(b) of the Act.**
- (c) The installations in the house for the supply of water, gas, electricity (including current devices) and any other type of fuel and for sanitation, space heating by a fixed heating system, and heating water are in a reasonable state of repair and in proper working order in terms of Section 13(1)(c) of the Act.**
- (d) Any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order in terms of Section 13(1)(d) of the Act.**
- (e) The house meets the tolerable standard. This includes the following:**
 - (i) It has an interlined system of fire and smoke alarms and adequate carbon monoxide alarms, in terms of Section 13(1)(h) of the Act.**

Specifically the tribunal requires the landlord to:

1. Ensure the property has satisfactory equipment for detecting fire and giving warning in the event of fire or suspected fire by installing one smoke detector in the room most frequently used for general daytime living purposes, one smoke detector in every circulation space, one heat detector in the kitchen; all smoke and heat detectors to be ceiling mounted and interlinked. All in line with the Scottish Government Guidance on the tolerable standard Chapter 16: Satisfactory Fire Detection.
2. Submit a Portable Appliance Test certificate (PAT) to the tribunal (if any portable electrical appliances are provided by the landlord).
3. Instruct a suitably qualified building and roofing contractor to:
 - Carry out all necessary repairs to eradicate the source of any water ingress and damp in the property and repair all damage caused by water ingress and damp in the bathroom, back bedroom and entrance vestibule.
 - Repair all cracks on the walls in the front bedroom of the property.
 - Repair or replace the bathroom floor covering.
 - Repair or replace the two damaged double glazed window units to the front bedroom of the property.
 - Carry out an inspection of the roof and replace any damaged and slipping tiles.
 - Repair the gaps and holes in the external masonry to the property.
 - Repair the damaged step to the rear of the property.
 - Repair or replace the pigeon netting at the rear of the property
4. Instruct a suitably qualified heating and plumbing engineer to:
 - Investigate the low water pressure in the property and carry out the necessary repairs to bring the water pressure to normal standards.

The Tribunal order that the works specified in this Order must be carried out and completed within the period of six weeks of the date of service of this Notice.

Right of Appeal

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 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 2006 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 2006 Act.

In witness whereof, these presents type written on this and the two preceding pages are executed by Mrs L Ward chair of the tribunal and legal member on 24 August 2026 at Glasgow in the presence of the undernoted witness

LESLEY WARD

CHRISTOPHER TRACEY

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