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

REPAIRING STANDARD ENFORCEMENT ORDER
Ordered by the Tribunal

RE: All and Whole the dwelling house known as The Steward's House, Burntisland Golf Club, Dodhead, Burntisland forming part of Burntisland Golf Club House, Dodhead, Burntisland KY3 9LQ registered in the Register of Sasines for the County of Fife ("the House")

The Parties:

Robert Hanvey, The Steward's House, Burntisland Golf Club, Dodhead, Kirkcaldy Road, Burntisland KY3 9LQ ("the Tenant")

Burntisland Golf Club, Dodhead, Kirkcaldy Road, Burntisland KY3 9LQ ("the Landlord")

Tribunal Reference number: FTS/HPC/RP/25/4461

NOTICE TO BURNTISLAND GOLF CLUB

WHEREAS in terms of its decision dated 11 August 2026 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 and in particular that the Landlord has failed to ensure that the House meets the repairing standard in that:

"(a) the house is wind and water tight and in all other respects reasonably fit for human habitation,

(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,

(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,

(h) the house meets the tolerable standard."

(j) the house has satisfactory provision for, and safe access to, a food storage area and a food preparation space, and

(k) where the house is in a tenement, common doors are secure and fitted with satisfactory emergency exit locks"

The Tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the House 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:

1 To carry out redecoration to remove the effects of the historic water ingress.
2 To redecorate the damaged ceiling in the bathroom.
3 To replace the broken bathroom window pane.
4 To repair or replace windows such that all windows are reasonably wind and watertight and capable of being opened, fastened and closed as designed.
5 To fit a flooring threshold bar to secure the kitchen vinyl and the hall carpet.
6 To repair or replace the cooker such that it is fully functioning.
7 To ensure that all kitchen units have plinths fitted.
8 To replace or remedy the bathroom vinyl flooring such that there is an adequate floor covering which meets the bathroom fixtures.
9 To carry out works so that the exit door at the foot of the stairs is capable of being opened from inside without a key in the event of emergency.
10 To render the House reasonably free of moths.

The Tribunal orders that the works specified in this Order must be carried out and completed within 90 days from the date of service of this Notice.

A landlord, tenant or third party applicant aggrieved by the decision of the Tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.

Where such an appeal is made, the effect of the decision and the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the decision and the order will be treated as having effect from the day on which the appeal is abandoned or so determined.

IN WITNESS WHEREOF these presents typewritten on this and the two preceding pages are signed by John Miller McHugh, Chairperson of the Tribunal at Edinburgh on the Seventeenth Day of August Two Thousand and Twenty Six in the presence of the undernoted witness:

J McHugh