

**Housing and Property Chamber**  
**First-tier Tribunal for Scotland**



**Statement of Decision of the First-tier Tribunal for Scotland**  
**(Housing and Property Chamber)**  
**under section 60(5) of the Housing (Scotland) Act 2006**

**Chamber Ref: FTS/HPC/RP/23/3431**

**12 Iris Court, Ayr, KA7 3XQ being the subjects registered in the Land Register of Scotland under Title Number AYR16100 ("the Property")**

**The Parties:-**

**Euan Blaikie residing at 43 Ardlochan Road, Maidens, KA26 9NS ("The Landlord")**

**Norman Fraser, Solicitor ('The Landlord's Representative')**

**Tribunal Members:**

**J Taylor (Legal Member) and D Wooley (Ordinary Member)**

**1. The Repairing Standard Enforcement Order.**

The Tribunal issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property dated 12<sup>th</sup> December 2023 which required the Landlord to:-

Item One. Repair the patch repair to the kitchen ceiling to render it in a reasonable state of repair.

Item Two. Repair the rear external door (kitchen) to render it wind and water tight.

Item Three. Repair the front and rear external doors by properly installing the missing 'keepers' to render them in proper working order.

Item Four. Repair the defective handle of the kitchen window to render it in proper working order.

Item Five. Supply a window key for the handles of the kitchen window.

The Tribunal ordered that the works specified in the RSEO were to be carried out and completed by 29<sup>th</sup> February 2024.

**2. Inspection.**

The Tribunal attended at the Property at 10.00 am on 19<sup>th</sup> April 2024. The Landlord was present at the reinspection.

The reinspection report is attached as a Schedule to this Decision.

**3. Decision.**

3.1 The Tribunal determined that all of the items detailed in the Repairing Standard Enforcement Order have been satisfactorily completed, as confirmed in the reinspection Report.

3.2 The decision of the Tribunal was unanimous.

**4. Appeals**

**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.**

Signed.....**J Taylor**.....Date **23<sup>rd</sup> April 2024**  
Legal Member