

Housing and Property Chamber
First-tier Tribunal for Scotland



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 25 Belmont Street,
Newtyle PH12 8UE registered in the Land Register under Title no
ANG2281 ("the House")**

The Parties:

Eve-Lynn Mitchell, 25 Belmont Street, Newtyle PH12 8UE ("the Tenant")

**SGL Investment 2 Ltd (Company Number SC597184), Top Floor, India
Buildings, 86 Bell Street, Dundee DD1 1HN ("the Landlord")**

Reference number: FTS/HPC/RP/23/4216

NOTICE TO SGL INVESTMENT 2 LTD

WHEREAS in terms of its decision dated 15 April 2024 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"

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 render the roof watertight so as to prevent water ingress into the House.

2 To carry out repairs such that the House is free of damp and to re-plaster and re-decorate the kitchen and living room/bedroom.

The Tribunal orders that the works specified in this Order must be carried out and completed within 31 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 Fifteenth Day of April Two Thousand and Twenty Four in the presence of the undernoted witness:

J McHugh

Chairperson
G McHugh

Witness

GILLIAN MCHUGH

Witness Address

65 HAYMARKET TENNIS
EDINBURGH
EH12 5HD