

# Housing and Property Chamber

## First-tier Tribunal for Scotland



### VARIATION OF REPAIRING STANDARD ENFORCEMENT ORDER

**Chamber Reference number: FTC/HPC/RT/23/0979**

**Parties:**

1. Renfrewshire Council per its employee Ms. Bernadette Kettle, Environment, Housing and Infrastructure, Renfrewshire House, Cotton Street, Paisley, PA1 1JD as third-party applicant in terms of Section 22(1A) of the Act (“the Third -party Applicant”);
2. Mr. Yoon Fat Siow, residing formerly at 40, Bowhill View, Cardenden, Lochgelly, KY5 0NP and now at Flat 2/3, 13, Wilson Street, Renfrew, PA4 8NP (“the Landlord”) per his agents, Mackinlay & Suttie, Solicitors, 48, Cross Arthurlie Street, Barrhead, G78 1QU (“the Landlord’s Agents”) together referred to as “the Parties”.

**Property:** Flat 0/1, 13, Wilson Street, Renfrew, PA4 8NP being the subjects registered under title sheet number REN8655

**Tribunal Members**

Karen Moore (Chairperson) and Donald Wooley (Ordinary Member)

**Notice to Landlord**

Mr. Yoon Fat Siow, residing formerly at 40, Bowhill View, Cardenden, Lochgelly, KY5 0NP and now at Flat 2/3, 13, Wilson Street, Renfrew, PA4 8NP

Whereas in terms of its decision dated 3 April 2024, the First-tier Tribunal for Scotland determined to vary the RSEO imposed by it on 22 June 2023 the RSEO is varied as follows.

The Landlord must on or before 3 July 2024 carry out all of the following:-

1. Repair or renew the entry door to the Property and ensure that it is in a reasonable state of repair, has internal and external handles and is in proper working order;
2. Repair or renew the front window and ensure that it is in a reasonable state of repair, wind and water tight and in proper working order;
3. Repair or renew the living room window handle and ensure that it is in a reasonable state of repair and in proper working order;
4. Replace the kitchen in the Property and ensure that all kitchen units and appliances are in proper working order and comply with current statutory guidance;

5. Replace the shower or install a bath in the Property and ensure that it is in proper working order and complies with current statutory guidance;
6. Repair or replace the WC in the Property and ensure that this is in proper working order and complies with current statutory guidance;
7. Install smoke detectors in the living room and hall and a heat detector in the kitchen of the Property and ensure that these meet the requirements contained in the Housing (Scotland) Acts 1987 and 2006, as subsequently modified in 2019, and are interconnected and fully functional
8. Provide to the Third Party Applicant and the Tribunal a current Electrical Installation Condition Report (EICR) for the Property. The EICR requires to be prepared by an electrician registered with SELECT, NICEIC NAPIT or other accredited registered scheme who is either employed by a firm that is a member of such accredited scheme or is a self-employed member of such a scheme. The Report requires to have no recommendations in the C1 or C2 category, requires to report on the installation of smoke and heat detectors and requires to include testing of portable appliances present in the Property.
9. Carry out all incidental and decorative works occasioned by the works necessary to comply with this Order to leave the Property in the condition required by the Repairing Standard.

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party 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.

In Witness Whereof these presents printed on this and the preceding pages are subscribed by Karen Moore, Chairperson of the tribunal, at Glasgow on 3 April 2024 before this witness, Norman William Moore.

Karen Moore