

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Variation of Repairing Standard Enforcement Order (“RSEO”): Housing (Scotland) Act 2006 Section 25

Chamber Ref: FTS/HPC/RT/22/1343

2/1,19 Neilston Road, Paisley, PA 2 6LL, being the subjects registered in the Land Register of Scotland under Title Number REN91803 (“the Property”)

The Parties:-

Renfrewshire Council Communities and Housing, Renfrewshire House, Cotton Street, Paisley, PA1 1BR (“the Third Party”)

Mr Stuart Miller, 2/1, 19 Neilston Road, Paisley, PA2 6LL (“the Tenant”)

Ms Yuhan Yu, 2 Maryston Road, Glasgow, G33 1NU (“the First Landlord”)

Mr Ranaich Dunnett, Westlea, Sutherland Street, Helmsdale, KW8 6LQ (“the Second Landlord”)

Tribunal Members:

Mr Martin McAllister, Solicitor (Legal Member) and Mr Andrew Taylor, Chartered Surveyor (Ordinary Member) (“the tribunal”)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (‘the tribunal’) having determined on 24 July 2024 that the repairing standard enforcement order (“RSEO”) relative to the Property dated 26 August 2022 should be varied, the said **RSEO is hereby varied** with effect from the date of service of this Notice in the following respect:-

The period allowed for the completion of the work required by the order is extended to 31 October 2024.

Subsection 25(3) of the Housing (Scotland) Act 2006 as amended does apply in this case.

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.

In terms of Section 63 of the Act, 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.

Please note that in terms of Section 28(1) of the 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 the house at any time during which an RSEO has effect in relation to the house. This is in terms of Section 28(5) of the Act.

M McAllister

M J. McAllister
Legal Member
24 July 2024