

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

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

**Repairing Standard Enforcement Order under Section 24(1) of the Housing (Scotland) Act 2006**

**Chamber Ref: FTS/HPC/RP/23/3241**

**Re: Property at 3 Alma Terrace, Laurencekirk, AB30 1FL under Title Number KNC7868 (“the Property”)**

**Parties:**

**Marjorie Stewart, 4 Garvocklea Gardens, Laurencekirk, AB30 1BG (“the Landlord”); and**

**Mrs Julie May, 3 Alma Terrace, Laurencekirk, AB30 1FL (“the Tenant”)**

**Tribunal Members:**

**Ruth O'Hare (Legal Member) and Angus Anderson (Ordinary Member)**

The First-tier Tribunal for Scotland (Housing and Property Chamber (“the Tribunal”) having determined on 24 September 2024 that the Repairing Standard Enforcement Order relative to the house made on 8 April 2024 should be varied, the said Repairing Standard Enforcement Order is hereby varied as follows:-

- (i) To instruct the Landlord to arrange for a roofing specialist to inspect the roof over the utility room/sun lounge and carry out any works necessary to ensure that it is wind and watertight;
- (ii) To instruct the Landlord to arrange for a drainage specialist to carry out such works as are necessary to ensure that the drains are in proper working order;
- (iii) To instruct the Landlord to carry out such works as are necessary to address the condensation and mould in the property; and
- (iv) To extend the period of time for carrying out the works by a period of six months.

Section 25(3) applies 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.**

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.

Ruth O'Hare

**Ruth O'Hare**

**Legal Member**

**Date:** 24 September 2024