

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



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

**Repairing Standard Enforcement Order (RSEO): Housing (Scotland) Act 2006,  
Section 24**

**Chamber Ref: FTS/HPC/RP/24/0778**

**Property at 14 Thurso Crescent, Dundee, DD2 4AY ("the Property")**

**Land Register Number: ANG14634**

**The Parties:-**

**Miss Carol Thomson, 14 Thurso Crescent, Dundee, DD2 4AY  
("the Tenant")**

**Mr Alan Doyle and Mrs Sharon Doyle, 19 Priorland, Glencarse, Perth, PH2 7UQ  
("the Landlords")**

Whereas in terms of their decision dated 24 October 2024, the First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal') determined that the Landlords have failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ('the Act') and in particular that the Landlords have failed to ensure that:-

- (a) The house is wind and watertight and in all other respects reasonably fit for human habitation.
- (b) The installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.
- (c) Any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order.
- (d) The house meets the tolerable standard.

the tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the Property 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 Landlords:-

1. To instruct a reputable contractor to carry out all works necessary to repair or replace those water damaged parts of the bathroom, lounge and hallway of the Property to include all ancillary electrical and plumbing works to ensure that the Property is reasonably fit for human habitation, the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper

working order and that any fixtures and fittings are in a reasonable state of repair and in proper working order.

2. To carry out any and all making good and decoration associated with the foregoing works.
3. (i) Engage a suitably qualified and Gas Safe registered heating engineer to carry out an inspection and report on the safety, suitability and effectiveness of the gas installations within the Property.  
  
(ii) Follow the recommendations of the report referred to in paragraph (a)(i) above to ensure that the boiler is safe and in proper working order.  
  
(iii) To produce to the tribunal a valid Gas Safety Certificate.

The tribunal orders that the works specified in this Order must be carried out within the period of three months from the date of service of this Notice.

**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.

**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 a house at any time during which a RSEO has effect in relation to the house.**

**This is in terms of Section 28(5) of the Act.**

In witness whereof these presents type written on this and the two preceding pages are executed by Miss Gillian Buchanan, Solicitor, 3rd Floor, Glasgow Tribunals Centre, 20 York Street, Glasgow G2 8GT, Legal Member of the tribunal at Dundee on 24 October 2024 before this witness:-

JENNIFER LYNCH