

# **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/24/5506**

**Title no/Sasines Description: AYR227**

**29 Martin Avenue, Irvine, KA12 9NU  
("the Property")**

**The Parties:-**

**Mr Sebastian Sudorowski, 29 Martin Avenue, Irvine, KA12 9NU  
("the Tenant")**

**Mr Nimai Panja, 12 Cygnet Road, West Bromwich, B70 9RH  
("the Landlord")**

**The Tribunal**

**Ms Yvonne McKenna (Legal Member and Chair)  
Mr Kingsley Bruce (Ordinary Member and Surveyor)**

Whereas in terms of their decision dated 23 June 2025, The First-tier Tribunal for Scotland (Housing and Property Chamber) ('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 ("The Act") in respect of Sections 13(1) (b) of the Act, the Tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the Property concerned 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 on or before 11 September **2025** to carry out the following:-

1. Carry out all works necessary to bring the drains, gutters and external pipes into a reasonable state of repair and in proper working order. In this regard the Landlord requires to clean and repair the gutters, and undertake such repairs as may be required to address water ingress around a soil/waste vent pipe at roof level.

2. 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.

**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 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 preceding page(s) are executed by Yvonne McKenna, legal member of the Tribunal, at Kirkcaldy on 23 June 2025 in the presence of the undern

Steven Cameron Kay—



Yvonne McKenna