

Housing and Property Chamber
First-tier Tribunal for Scotland



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

REPAIRING STANDARD ENFORCEMENT ORDER UNDER SECTION 24 (2) OF THE HOUSING (SCOTLAND) ACT 2006

Case Reference FTS/HPC/RP/24/2003

10 Thornyflat Place, Ayr, KA8 0NE being the subjects registered in the Land Register of Scotland under Title Number AYR8419 ("the Property")

Parties:

Miss Lauren Howarth, formerly residing at 10 Thornyflat Place, Ayr, KA8 0NE ("The Tenant and Applicant")

Mr Paul Chable residing at 56 Mill Lane, High Ongar, Essex ("The Landlord and Respondent")

NOTICE TO

Mr Paul Chable (THE RESPONDENT/LANDLORD)

WHEREAS in terms of its decision dated 1 August 2025 the tribunal determined that the landlord has failed to comply with the duty imposed by section 14 (1) of the Housing (Scotland) Act 2006 in respect of sections 13(1) (a) and (c) of the said Act. The tribunal now therefore 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.

The tribunal makes a repairing standard enforcement order ("RSEO") in the following terms: -

The landlord must within **8 weeks** of the date of this order carry out all of the following:-

1. Employ a suitably qualified plumber (1) to investigate the reason for the high moisture reading at the base of the toilet in the bathroom; and (2) to prepare a report confirming the outcome of that investigation; the landlord shall submit that report to the Tribunal for consideration and approval; and thereafter will complete all repairs and redecoration, as determined by the tribunal to be necessary.
2. Repaint the section of the kitchen ceiling which is stained and shows historical water ingress.
3. Repair or renew the locking mechanism at front door and the area on the bottom left hand corner of the door to eliminate draughts; replace the door seals around the door; and repaint or repairs the sections of the door which are weathered and have flaking paint, to ensure that the property is wind and watertight and in all other respects reasonably fit for human habitation

RIGHT OF APPEAL

In terms of section 46 of the Tribunals (Scotland) Act 2014 a party aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only 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 the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or, finally determined by confirming the decision; the decision and the order will be treated as having effect from the date in which the appeal is abandoned or, so determined.

M Barbour

Legal Member

7 August 2025

Date

Witness

J Spence

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