

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/24/5853

Re: Property at 2a Gracemount Drive, Edinburgh, "the Property") being the subjects registered in the Land Register of Scotland under Title Number MID70143

Parties

Ms Judith Toth, and Michelle Cooper, residing at 2a Gracemount Drive, Edinburgh ("the Tenants")

Christopher Ryan Townsley, 24 Hawthorn Avenue, Erskine, United Kingdom, PA8 7BU ("the Landlord")

Tribunal Members:

Andrew McLaughlin (Legal Member) and Mr Andrew Murray (Ordinary Member)

Whereas in terms of their decision dated 17 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") and in particular that the Landlord has failed to ensure that the House is:-

(a) wind and watertight and in all other respects reasonably fit for human habitation.

the Tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the House 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 to:-

1. Take such steps as are necessary to stop the ingress of wind and water into the Property through the front door.
2. Make such repairs to the flooring as are necessary to bring it up to a standard that is fit for human habitation (level, stable and trip free). This should include removing all cracked and missing floor tiles and making such repairs to the floor as are necessary to stop the floor from deflecting under weight

The Tribunal order that the works specified in this Order must be carried out and completed within the period of three months from the date of service of this Notice.

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 Andrew McLaughlin, legal member of the Tribunal, at EDINBURGH on 7 JULY 2025 in the presence of the undernoted witness:-

J Devlin

A McLaughlin

witness

Legal Member

Jordan Devlin name in full

1020 York Address

St, Glasgow

G2 8GT