

Housing and Property Chamber

First-tier Tribunal for Scotland



Repairing Standard Enforcement Order Ordered by the First-tier Tribunal for Scotland (Housing and Property Chamber)

Chamber Ref: FTS/HPC/RP/25/1652

Title no: AYR129125

131 Lomond Place, Irvine, KA12 9PF ('The House')

The Parties:-

Easton Property Newfield Ltd, 2 Newfield Drive, Dundonald, Kilmarnock, KA2 9EW ('the Landlord').

Mrs Gillian Murray residing at 131 Lomond Place, Irvine, KA12 9PF ('the Tenant').

Alister Meek, CHAP, 71 Princes Street, Ardrossan ('the Tenant's Representative')

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Jacqui Taylor (Legal Member) and Nick Allan (Ordinary Member).

NOTICE TO The said Easton Property Newfield Ltd

Whereas in terms of their decision dated 25th September 2025 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 and in particular the Landlord has failed to ensure that the structure and exterior of the Property (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order 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 Landlord to repair or replace the front lounge window, the bathroom window and the front bedroom window to render them in a reasonable state of repair and proper working order.

The Tribunal orders that these works must be carried out and completed by 15th November 2025.

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.

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 a landlord's successor in title) also commits an offence if he or she enters into a tenancy or occupancy agreement 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 typewritten on this and the preceding page are subscribed at on 25th September 2025 by Jacqui Taylor, chairperson of the Tribunal, in the presence of the witness Shannon Graham, Bothwell House, Hamilton.

Signed..... **J Taylor**

Chairperson **S Graham**
..... witness