

Housing and Property Chamber

First-tier Tribunal for Scotland



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

REPAIRING STANDARD ENFORCEMENT ORDER **Ordered by the Tribunal**

RE: All and Whole the dwelling house known as 14 Union Road, Broxburn EH52 6HR registered in the Land Register under Title no WLN56595 ("the House")

The Parties:

Mr Mariusz Kuprowski, 14 Union Road, Broxburn EH52 6HR ("the Applicant")

Mr Peter and Mrs Norma Gray, 8-10 Union Road, Broxburn EH52 6HR ("the Respondent")

Chamber Ref: FTS/HPC/RP/24/5777

NOTICE TO PETER GRAY AND NORMAN GRAY

WHEREAS in terms of its decision dated 25 June 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 that the Landlord has failed to ensure that the House meets the repairing standard in that:

"(a) the house is wind and water tight and in all other respects reasonably fit for human habitation...

...(d) any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order...

...(h) 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 House 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 Respondent:

- 1 To install a suitable extractor fan in the bathroom.
- 2 To repair or replace the windows so that all windows in the House are capable of being opened and closed easily as designed and are reasonably weatherproof.
- 3 To install a functioning shower within the shower cubicle area of the bathroom.
- 4 To treat the walls and ceilings affected by mould such that all mould is removed.

The Tribunal orders that the works specified in this Order must be carried out and completed within 60 days from the date of service of this Notice.

A landlord, tenant or third party applicant 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 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 day on which the appeal is abandoned or so determined.

IN WITNESS WHEREOF these presents typewritten on this and the two preceding pages are signed by John Miller McHugh, Chairperson of the Tribunal at Edinburgh on the Twenty Fifth Day of June Two Thousand and Twenty Five in the presence of the undernoted witness:

J McHugh

Chairperson

G McHugh

Witness

Gillian McHugh

Witness Address

65 HAYMARKET TERRACE
EDINBURGH
EH12 5HD