

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Repairing Standard Enforcement Order

Housing (Scotland) Act 2006: Section 24 (2)

Chamber Ref: FTS/HPC/RT/25/3121

121 William Street, Dalbeattie, DG5 4EE, being the subjects registered in the Land Register of Scotland under Title Number ("the Property")

The Parties:-

Dumfries and Galloway Council Housing Standards, Millitia House, Dumfries, DG1 2HR ("the Third Party Applicant")

Ms Teresa Maxwell, Comet House, The Green, Stapleton, Darlington, DL2 2QQ ("the Respondent" and "the Landlord")

Mr Alisdair Stewart, 121 William Street, Dalbeattie, DG5 4EE ("the Tenant")

Tribunal Members:

Mr Martin McAllister, Solicitor (Legal Member) and Mr Donald Wooley, Chartered Surveyor (Ordinary Member) ("the tribunal")

NOTICE TO

Ms Teresa Maxwell

Whereas in terms of its decision dated 25 September 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 Tribunal now makes a repairing standard enforcement order (RSEO) in the following terms and requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the Property meets the repairing standard in terms of Section 13 of the said Act and that any damage caused by the carrying out of any work in terms of this Order is made good:

The Landlord is required to carry out the following works:

- 1.1 The Landlord is required to produce a current Electrical Installation Condition Report for the Property. The Report requires to be prepared by an electrician registered with SELECT, NICEIC NAPIT or other accredited registered scheme who is either employed by a firm that is a member of such accredited scheme or is a self-employed member of such a scheme. The Report requires to confirm that the installation is "satisfactory," has appropriate RCD protection wholly compliant with the repairing standard and has no recommendations in the C1 or 2 category or F1 items for further investigation.**
- 1.2 The Landlord is required to install an interlinked system of smoke and heat detectors to comply with Scottish Government Regulations.**

The Landlord requires to comply with the RSEO by 30 November 2025.

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 typewritten on this and the preceding page are executed by Martin Joseph McAllister, legal member of the First-tier Tribunal for Scotland, at : on 25 September 2025 before Peter Ashby, :

MJ McAllister

P Ashby