

**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/RT/25/1181**

**Sasines Description: Barlockhart Cottage, Glenluce, Newton Stewart, DG8 0JQ being part of the subjects recorded in the General Register of Sasines for the County of Wigtown in the Disposition by Royal Bank of Scotland Plc with consent of the Trustee for Firm of James McHarrie and Sons, Barlockhart, Glenluce to Gibson McHarrie, Barlockhart, Glenluce and Mbiko Peter Gibson Siwo, Barlockhart aforesaid, to respective extents of 51% and 49% pro indiviso of farm and lands of Barlockhart including Barlockhart Quarry, extending to 558 acres in the Parish of Old Luce (otherwise Glenluce), referred to in the Disposition to National Commercial Bank of Scotland Limited recorded 15 December 1964 (under exception of subjects (1) Disposition to James Murray Baird and another recorded 25 June 1987, (2) Land Register Title Number 263 and (3) Disposition to W and J Barr and Sons (Scotland) Limited recorded 3 April 1986; which subjects last vested in the National Commercial Bank of Scotland Limited from whom the said granter acquired right by Interlocutor and Act dated 6 and 7 May 2008 and recorded on 8 May 2008**

**Barlockhart Cottage, Glenluce, Newton Stewart, DG8 0JQ ("the Property")**

**Parties:**

**Dumfries and Galloway Council, Housing Standards, Ashwood House, Sun Street, Stranraer, DG9 7JJ ("Third Party and Applicant")**

**Mr Raymond Townley-Maylon, Barlockhart Cottage, Glenluce, Newton Stewart, DG8 0JQ ("The Tenant")**

**Mr Gibson Siwo, Barlockhart Farm, Glenluce, Newton Stewart, DG8 0JQ ("The Landlord and Respondent")**

**Tribunal Members:**

**Melanie Barbour (Legal Member) and Andrew McFarlane (Ordinary Member - Surveyor)**

## NOTICE TO

### MR GIBSON SIWO ("THE LANDLORD")

WHEREAS in terms of its decision dated 26 September 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), (b) (c) and (h) 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: -

**In particular, the tribunal now requires the landlord:-**

1. To produce a current satisfactory Electrical Installation Condition Report (EICR) from a SELECT, NICEIC or NAPIT accredited electrician in respect of the property, containing no Category C1 or C2 items of disrepair.
2. To install smoke and heat detection in accordance with existing Scottish Government statutory guidance.

Items 1 and 2 above to be completed within **4 weeks of the date of issue of this order.**

Documentation to confirm compliance of items 1 and 2 to be lodged with the Tribunal **within 2 weeks thereafter.**

3. Repair or replace the currently defective space heating system within the property to leave a fixed system in a reasonable state of repair and in proper working order all in accordance with existing Scottish Government statutory guidance.
4. Repair or replace the currently defective water heating system within the property to leave in a reasonable state of repair and in proper working order all in accordance with existing Scottish Government statutory guidance.
5. Repair or replace missing or defective wall plaster in rear hallway.
6. Repair or replace flat roof covering to rear extension to leave wind and watertight and in all other respects reasonably fit for human habitation.
7. Repair or replace slate roof covering to main roof to leave wind and watertight and in all other respects reasonably fit for human habitation.

8. Clear debris from and repair gutters to rear extension to leave in a reasonable state of repair and in proper working order.
9. Clear debris from and repair gutters to main building to leave in a reasonable state of repair and in proper working order.
10. Provide an Energy Performance Certificate for the property on completion of the works.

Items 3 - 10 to be completed within **6 months of the date of issue of this order**. An update on progress to be submitted to the **Tribunal 3 months after date of issue of this order**.

#### 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

C Tracey

Legal Member

26 September 2025

Date

Witness Christopher Tracey  
Glasgow Tribunal's centre  
Third Floor  
20 York street  
Glasgow  
G2 8ST