



**REPAIRING STANDARD ENFORCEMENT ORDER (RSEO) UNDER SECTION 24
OF THE HOUSING SCOTLAND ACT 2006**

Reference number: FTS/HPC/RP/24/4741

Re: 7 Armadale Road, Whitburn, Bathgate, EH47 0ET (“the Property”)

Title Number: WLN7093

The Parties:

Mr Russell Barrie (“the Applicant”)

**Mr Gary Compton as executor to the estate of the late Ms Anne Compton, Ms
Martha Jennifer Sibbald (“the Respondents”)**

Tribunal Members :

Alastair Houston (Legal Member); Sara Hesp (Ordinary Surveyor Member)

Whereas in terms of its decision dated 22 September 2025, the First-tier Tribunal for Scotland (Housing & 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 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 carrying out any work in terms of this order is made good.

In particular, the Tribunal requires that the Landlord:-

1. To repair the conservatory at the junction of the conservatory frame and rear elevation to ensure that it is watertight;
2. To repair or replace the garage doors so that they are in a reasonable state of repair and proper working order; and
3. Check the front gutter to ensure that it is in a reasonable state of repair and in proper working order, and free from plant material.

The tribunal orders that the works specified in this Order must be carried out within the period of three months from the date of service of this Notice.

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party 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 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 two preceding pages are executed by Mr Alastair Houston, Solicitor, Legal Member of the Tribunal at Glasgow on 1 October 2025 before this witness:-

**L.Houston
Witness**