

# Housing and Property Chamber

## First-tier Tribunal for Scotland



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

**Repairing Standard Enforcement Order (RSEO): Housing (Scotland) Act 2006  
Section 24**

**Chamber Ref: FTS/HPC/RP/25/0459**

**Title No: LAN176695**

**2 Newlands Drive, Hamilton ML3 7RL ("The Property")**

**Miss Stephanie Murray 2 Newlands Drive, Hamilton ML3 7RL ("the tenant")**

**Emilio Josa Manzano Sevilla and Zenni Huang Monzano Sevilla, Urb Penalmar,  
Bw 34 Calle de la Morena 6, Alicante, 03540, Spain ("the landlords")**

**Tribunal Members: Richard Mill (Legal Member) and Sara Hesp (Ordinary  
Member)**

### **NOTICE to EMILIO JOSA MANZANO SEVILLA and ZENNI HUANG MONZANO SEVILLA**

Whereas in terms of its decision of even date the tribunal determined that the landlord has failed to comply with the duty imposed by section 14(1) of the Housing (Scotland) Act 2006 ("The Act").

The Tribunal now requires the Landlords to carry out such work as is necessary for the purposes of ensuring that the property concerned 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 requires the Landlords to :-

1. Provide evidence that the works recommended by Russell Preservation Damp Specialists scheduled to take place on 1 December 2025 have been completed.
2. Provide evidence that the bathroom has been fully upgraded in terms of the schedule of works by GM Plumbing dated 29 October 2025 scheduled to take place on 25 November 2025 have been completed.
3. Instruct and provide to the Tribunal a fresh 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.

4. Carry out work and evidence that the smoke alarms and heat alarm in the property are interlinked and functioning in accordance with Scottish Government Guidance.
5. Instruct a suitably qualified contractor to overhaul the windows in the property, adjusting and repairing same, to ensure that all handles operate effectively and that the windows can be opened and closed.
6. Instruct a suitably qualified contractor to reseal or replace the front door to ensure that the property is wind and watertight.

The tribunal orders that the works specified in this Order must be carried out and completed within a period of 4 weeks, with the specified reports to be produced to the tribunal for consideration, and that any redecoration required, as a consequence of the works being undertaken are also completed, from the date of service of this Notice and evidenced to the tribunal.

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.

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.

In witness whereof these presents type written on this and the preceding page(s) are executed by Richard George Mill, solicitor, legal member of the Tribunal at Edinburgh on 28 November 2025 before this witness:-

R Mill

Legal Member

C McNaught

Witness

Carly McNaught

Name