



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 4 David Crescent, Dunfermline, Fife KY11 8HZ with Title No FFE56093 ("the House")

The Parties:

Emma Williamson and Christopher Williamson, 4 David Crescent, Dunfermline, Fife KY11 8HZ ("the Tenant")

Claire McDonald and Colin McDonald, 6 Telowie Avenue, Burns Beach, Perth, WA 6028, Australia ("the Landlord")

Tribunal Reference number: FTS/HPC/RP/25/1758

NOTICE TO CLAIRE AND COLIN MCDONALD

WHEREAS in terms of its decision dated 5 December 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:

"(c) the installations in the house for the supply of water, gas, electricity (including residual current devices) and any other type of fuel and for sanitation,

space heating by a fixed heating system and heating water are in a reasonable state of repair and in proper working order...

(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 Landlord:

1 To provide a report from a suitably qualified electrician (eg SELECT, NICEIC or NAPIT registered) which confirms that the electrical installations in the property are in safe working order such report to confirm specifically the position in relation to the wire in the area of the boiler in the kitchen.

2 To re-decorate the water stained bedroom ceilings.

3 To repair or replace the internal living room door such that it is capable of being opened and closed without difficulty.

4 To provide window blinds for the windows in the kitchen; living room and front bedroom.

The Tribunal orders that the works specified in this Order must be carried out and completed within 42 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 Fifth Day of December Two Thousand and Twenty Five in the presence of the undernoted witness:

J McHugh