



**Statement of Decision of the First-tier Tribunal for Scotland
(Housing and Property Chamber)
under section 60(5) of the Housing (Scotland) Act 2006**

Chamber Ref: FTS/HPC/RP/25/1652

Title no: AYR129125

131 Lomond Place, Irvine, KA12 9PF ('The House')

The Parties:-

Easton Property Newfield Ltd, 2 Newfield Drive, Dundonald, Kilmarnock, KA2 9EW ('the Landlord').

Mrs Gillian Murray residing at 131 Lomond Place, Irvine, KA12 9PF ('the Tenant').

Alister Meek, CHAP, 71 Princes Street, Ardrossan ('the Tenant's Representative')

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Jacqui Taylor (Legal Member) and Nick Allan (Ordinary Member).

One. The Repairing Standard Enforcement Order.

The Tribunal issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property dated 25th September 2025 which required the Landlord to repair or replace the front lounge window, the bathroom window and the front bedroom window to render them in a reasonable state of repair and proper working order. The Tribunal ordered that these works must be carried out and completed by 15th November 2025.

Two. The Re inspection.

The legal member of the Tribunal attended at the Property on 8th December 2025 at 2pm. The Tenant and the Landlord's contractor were present. She noted that the front lounge window, the bathroom window and the front bedroom window had been replaced.

Three. The Tenant sent the Tribunal an email dated 9th December 2025 which stated that she was happy with the repairs and the three new windows.

Four. Decision

4.1 The Tribunal was satisfied that the works specified in the RSEO had been satisfactorily completed.

4.2 As the required works had been satisfactorily completed the Tribunal determined that the RSEO has been complied with.

4.3 The decision of the Tribunal was unanimous.

5. Appeals

A landlord, tenant or third party applicant 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.

J Taylor

Signed...Date
23 December 2025
Chairperson