



**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/25/2119

26, Lainshaw, Kilwinning, KA13 6ND being the subjects described in the Feu Disposition by Irvine Development Corporation in favour of Hector Colin Morrison and Christina May Morrison recorded in the Division of the General Register of Sasines for the County of Ayr on 10th June 1986 ('The House')

The Parties:-

Suzanne Galt residing at 20, Hawkhill Drive, Stevenston, KA20 3DF ('the Landlord').

John Galt residing at 20, Hawkhill Drive, Stevenston, KA20 3DF ('the Landlord's Representative').

Jodie Scott residing at 26, Lainshaw, Kilwinning, KA13 6ND ('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 Lorraine Charles (Ordinary Member).

One. The Repairing Standard Enforcement Order.

The Tribunal issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property dated 23rd December 2025 which required the Landlord to **install a restrictor to the bedroom window to render it in a reasonable state of repair and proper working order.**

The Tribunal ordered that these works must be carried out and completed by 20th January 2026.

Two.

The Landlord sent the Tribunal photographs showing that the window restrictors had been installed.

Three. The Tenant's representative sent the Tribunal an email dated 6th January 2026 which confirmed that he was happy for the case to be closed.

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.

Signed.....Jacqui Taylor.....Date 20th January 2026
Chairperson