



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 51 of the Private Housing (Tenancies) (Scotland) Act 2016**

**Chamber Ref: FTS/HPC/EV/25/3415**

**Re: Property at 275 Sandpiper Drive, East Kilbride, South Lanarkshire, G75 8UN (“the Property”)**

**Parties:**

**Rannoch Property Investments Ltd, Flat 0/2, 33 Menteith Place, Glasgow, G73 5RQ (“the Applicant”)**

**Mr Scott Roy, 275 Sandpiper Drive, East Kilbride, South Lanarkshire, G75 8UN (“the Respondent”)**

**Tribunal Members:**

**Richard Mill (Legal Member) and Gerard Darroch (Ordinary Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for eviction be granted**

Introduction

This is an eviction application under Rule 109 and Section 51 of the Private Housing (Tenancies) (Scotland) Act 2016. Service of the proceedings and intimation of the Case Management Discussion (CMD) was made upon the respondent by Sheriff Officers on 21 January 2026.

The CMD took place by teleconference on 6 March 2026 at 10.00 am. The applicant was represented by Mr Colin Flynn of Rannoch Property Investments Ltd. The respondent was represented by Liam Cairns, advocacy worker. The legal member could not join the hearing directly but was fully involved in the assessment of the application and decision making.

Findings and Reasons

The property is 275 Sandpiper Drive, East Kilbride, South Lanarkshire G75 8UN. The applicant is Rannoch Property Investments Ltd who is the heritable proprietor of the property and the registered landlord. The respondent is Mr Scott Roy who is the tenant. The parties entered into a private residential tenancy in respect of the property which commenced on 15 October 2021.

The applicant relies upon ground 1 of schedule 3 to the 2016 Act. This is an eviction ground where the landlord intends to sell the let property. The relevant notice period was one of 84 days. The notice to leave is dated 7 May 2025 and stipulates that the earliest an application be submitted to the tribunal would be 31 July 2025. There is evidence that the notice was served upon the respondent by Sheriff Officers on 7 May 2025. Sufficient statutory notice was given.

The applicant has produced a copy of their contract with Angel Homes signed on 1 September 2025 to sell the property. The applicant company has a number of properties but is reducing its landlord portfolio due to the increasing costs associated with acting as a commercial landlord. The tribunal was satisfied on the basis of the unchallenged credible and reliable evidence produced that it is the applicant's genuine intention to sell the let property.

The tribunal proceeded to consider the issue of reasonableness of making of an eviction order. There are almost £11,000 of rent arrears. It is not reasonable for the applicant to continue to make the property available in these circumstances. The respondent is not opposed to vacating the property. His concern is the period allowed to do so. He has some health difficulties and is unemployed. He has no dependants. A Section 11 Homelessness notice has been issued to the local authority. The respondent will be provided with alternate accommodation in the event of an eviction order being made.

Weighing up the respective circumstances of the parties, the tribunal concluded that it was reasonable to grant the eviction order. The period for implementation was extended to Friday 10 April 2026 to take account of the Easter holiday period.

## **Right of Appeal**

**In terms of Section 46 of the Tribunal (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.**

Richard Mill

6 March 2026

Legal Member/Chair

Date