

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



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

**RENT RELIEF ORDER: Housing (Scotland) Act 2006 Section 27**

**Chamber Ref: FTS/HPC/RP/24/0212**

**43 Mason Avenue, New Cumnock, Ka18 4AY being the subjects registered in the Land Register of Scotland under Title Number AYR28256 (“the House”)**

**The Parties:-**

**Shibhon McAuliffe, residing at 43 Mason Avenue, New Cumnock, Ka18 4AY (“The Tenant”)**

**Red Stag Property Group Limited, suite 5 56-58 Stirling Street, Airdrie, ML6 0AS (“The Landlord”)**

**McGoogans (Coatbridge) Limited, suite 5 56-58 Stirling Street, Airdrie, ML6 0AS (‘The Landlord’s Representative’)**

**Tribunal Members:**

**Jacqui Taylor (Chairperson) and Kingsley Bruce (Ordinary Member)**

**NOTICE TO**  
**Red Stag Property Group Limited (“the Landlord”)**

Whereas in terms of its decision dated 7<sup>th</sup> August 2025, the Tribunal determined in terms of Section 26(1) of the Housing (Scotland) Act 2006 (the "said Act") that the Landlord has failed to comply with the Repairing Standard Enforcement Order in relation to the house made by the tribunal dated 20<sup>th</sup> June 2024.

The Tribunal determined to make a Rent Relief Order in terms of Section 27 of the said Act reducing the rent payable under the tenancy for the house by an amount of 20% of the rent which would, but for the order, be payable. The rent reduction will take effect 28 days after the last date on which the decision to make the Rent Relief Order may be appealed under section 64 of the said Act.

**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.**

If a party seeks permission to appeal and this permission is refused, the decision will be treated as having effect from the day on which the refusal is made (unless the party then seeks permission from the Upper Tribunal to appeal the decision. In that event, if permission is refused, the decision is treated as having effect from the day on which the Upper Tribunal refuses the permission).

If permission for an appeal against the decision of the tribunal is granted, then the effect of the decision and the Rent Relief Order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal. In the event that the decision is upheld, then the decision will be treated as having effect from the day on which the appeal is abandoned or so determined. The Rent Relief Order will be effective 28 days from the date on which the appeal is abandoned or so determined.

If an application for permission to appeal is received, then the tribunal will notify you of this and the eventual outcome of that application and any subsequent appeal.

Signed

J Taylor.....

Chairperson

Date            7<sup>th</sup> August 2025