

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

**Repairing Standard Enforcement Order (RSEO): Housing (Scotland) Act 2006  
Section 24)**

**Case reference FTS/HPC/RP/25/2940**

**Parties**

**Ms Audrey Paton (Applicant)**

**Mr Daniel Collinge (Respondent)**

**21 Whitehills, Erskine, Renfrewshire, PA8 6DZ (House)**

**Land Register Title number REN89336**

**Tribunal members**

**James Bauld (Legal Member ) and Nick Allan (Ordinary Member)**

**NOTICE TO THE LANDLORD, Daniel Collinge**

Whereas in terms of their decision dated 2 July 2026, the First-tier tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') determined that the Landlord had failed to comply with the duty imposed by Section 14 (l)(b) of the Housing (Scotland) Act 2006 ("The Act") and in particular that the Landlord has failed to ensure that:-

(a) The installations in the Property for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order (as required by section 13(1)(c) of the Act;

(b) any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order,

(e) The house meets the tolerable standard

The tribunal now requires the Landlord to carry out such works as are necessary for the purposes of ensuring that the Property concerned 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 to

- Repair ( or replace) the WC in the upstairs bathroom to ensure that it is in a reasonable state of repair and in proper working order.
- Repair (or replace) the wash hand basin in the downstairs toilet to ensure that it is in a reasonable state of repair and in proper working order and carry out any necessary ancillary work to replace damp flooring in that area.
- Repair (or replace) the laminate flooring in the kitchen to ensure that it is in a reasonable state of repair.
- Repair and redecorate the damaged ceiling within the downstairs toilet.

The First-tier Tribunal order that the works specified in this Order must be carried out and completed within the period of 8 weeks 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 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.**

**Please note that in terms of section 28(1) of the Act, a landlord who, without reasonable excuse, fails to comply with a Repairing Standard Enforcement Order ("RSEO") commits an offence liable on summary conviction to a fine not**

**exceeding level 3 on the standard scale. A landlord (and that includes any landlord's successor in title) also commits an offence if he or she enters into a tenancy or occupancy agreement in relation to a house at any time during which a RSEO has effect in relation to the house. This is in terms of Section 28 (5) of the Act**

# J Bauld

Signed  
Chairperson

Date 2 July 2026

