

Housing and Property Chamber

First-tier Tribunal for Scotland



Repairing Standard Enforcement Order (RSEO) made under Section 24 of the Housing (Scotland) Act 2006

Chamber Reference number: FTS/HPC/RP/25/4283

Re: Property at Flat 2/2, 68 Quarry Street, Hamilton ML3 7AU (“the Property”)

Title No: LAN11352

The Parties:

Miss Heather Young and Mr Walter Verkerk, both Flat 2/2, 68 Quarry Street, Hamilton ML3 7AU (“the Tenants”) and

YU Property Investment Limited, incorporated under the Companies Acts (12900122) and having their registered office at 39 Whetstone Road, Farnborough GU14 9SX (“the Landlords”)

**Tribunal Members: George Clark, Legal Member
Andrew McFarlane, Ordinary (Surveyor) Member**

Whereas in terms of their decision dated 9 July 2026 2024, The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Landlord has failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 (“The Act”), the Tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the house 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:

1. Overhaul the roof over the property to remove and replace defective slates, flashings and associated items to leave in a wind and watertight condition.
2. Remove accumulations of debris and vegetation from gutters to front and rear of the property, check that there are no leaking joints and outlets via downpipes are running clear to leave entire rainwater collection and disposal system in a reasonable state of repair and proper working order.
3. In the common stairwell:
 - (i) overhaul and patch repair the plaster finish to the ceiling to the underside of the roof space.
 - (ii) overhaul and patch repair the plaster finish to the soffits to the top level windows.
 - (iii) overhaul and patch repair the plaster finish to the walls around and below the top level windows.

- (iv) overhaul and patch repair or replace the top level windows to prevent water ingress.
- (v) overhaul and patch repair the plaster and tiled finish to the common stairwell at the entrance passage.
- (vi) clean the common stairwell to remove accumulations of rubbish and bird droppings

All to be left in a reasonable state of repair and proper working order.

- 4. Overhaul the tilt and turn style window in the rear bedroom to leave in a reasonable state of repair and proper working order.
- 5. Overhaul the front and rear entrance doors to the common stairwell to ensure the doors are secure and lockable, provide an operational secure entry system to the front entrance and provide emergency exit locks, all in accordance with the Statutory Guidance issued by the Scottish Government.
- 6. Carry out decorative works to finishes repaired or disturbed by the works.

The Tribunal orders that the works are completed within three months of the date of service of this Order on the Landlord.

Right of Appeal

In terms of section 46 of the Tribunals (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.

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.

IN WITNESS WHEREOF these presents, typewritten on this and the preceding page, are subscribed by George Barrie Clark, Legal member/Chair of the Tribunal at Lasswade on 9 July 2026 before this witness, Valerie Elizabeth Jane Clark, Droman House, Lasswade, Midlothian.

G Clark Legal Member/Chair **V Clark** Witness