

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Variation of Repairing Standard Enforcement Order (RSEO): Housing (Scotland) Act 2006 Sections 25 and 26

Chamber Ref: FTS/HPC/RT/24/3038

Property: Property at 13 Manse Place, Falkirk FK1 1JN (“the Property”)

Title reference: STG61229

The Parties: -

Parties: Falkirk Council Private Sector Team, Suite 1, the Forum Callendar Business Park, Falkirk FK1 5XR (“the Applicant”)

Mr Derek Turner, Ms Pauline Turner (“the Landlord”)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the tribunal”) having determined that the Repairing Standard Enforcement Order relative to the property should be varied, said Repairing Standard Enforcement Order is hereby varied with effect from the date of service of this Notice in the following respects:-

The period of time within which the landlord must carry out the following repairs is extended until **30 September 2026**:

- 1. Repair or replace the extractor fan in the bathroom to ensure it operates correctly when switched on.*
- 2. Repair the bathroom sink to ensure it works fully by ensuring the water drains away when the plug is in the open position.*
- 3. Provide an up to date electrical inspection condition report on the house by a competent electrician on the working order and condition of the installation in the house for the supply of electricity and the report should also address the state of repair and working order of the electrical fittings and appliances provided by the Respondent in the house (PAT test certificate). The provisions relating to competent electricians are contained in the Scottish*

Government Statutory Guidance on Electrical Installations and Appliances in Private Rented Property.

4. *Provide an up to date Gas Safety Certificate for the House from a Gas Safe Registered Engineer addressing the working order, condition and safety of any gas installation and gas appliances in the House; and the certificate should also address whether there is a carbon monoxide alarm which complies with the statutory guidance within the House.*

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.

In terms of Section 63 of the Act, 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 type written on this and the preceding page(s) are executed by Mary-Claire Kelly, legal member of the Tribunal, at Glasgow on 16 July 2026 in the presence of the undernoted witness :-

M-C Kelly

Norman Hunter Ferguson (witness)
c/o 20 York St,
Glasgow
G2 8GT