

Housing and Property Chamber
First-tier Tribunal for Scotland



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

Repairing Standard Enforcement Order under Section 24(2) of the Housing (Scotland) Act 2006

Reference number: FTS/HPC/RP/25/4660

Re: Property at Grieves House, Cairngall, Longside, Peterhead, AB42 4XR under Title No ABN10832 ("the Property")

The Parties:

Miss Lauren Young, Grieves House, Cairngall, Longside, Peterhead, AB42 4XR ("the Tenant")

Mr Brian Gillanders, Cairngall Farm, Longside, Peterhead, AB42 4XR ("the Landlord")

Tribunal Members:

Ruth O'Hare (Legal Member) and Andrew Taylor (Surveyor Member)

Whereas in terms of their decision dated 31 August 2026, 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") and in particular that the landlord has failed to ensure that:-

- (i) the house is wind and watertight and in all other respects reasonably fit for human habitation;
- (ii) the structure and exterior of the house (including drains, gutters and external pipes) is in a reasonable state of repair and in proper working order;
- (iii) the installations in the house for the supply of water, gas, electricity (including residual current devices) and any other type of fuel and for sanitation, space heating by a fixed heating system and heating water are in a reasonable state of repair and in proper working order.
- (iv) Any fixture, fittings, and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order.
- (v) The house meets the tolerable standard, in that it has an adequate piped supply of wholesome water available within the house, and a fixed shower provided with a satisfactory supply of both hot and cold water.

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:-

- (a) Make good loose or missing slates, flashings, coping at gable, gutters and downpipes to ensure that the structure of the house and garage is wind and watertight.
- (b) Make good render on house and garage to ensure the structures are wind and watertight.
- (c) Repair or replace landing uPVC window to ensure that it is wind and watertight.
- (d) Replace back door to garage.
- (e) Provide mechanical ventilation to kitchen, treat mould and make good walls and ceiling.
- (f) Eradicate dampness to child's bedroom cupboard, treat mould, make good walls and ceiling.
- (g) Remove tee pieces providing water supply to farm buildings, provide non return valves to any dead legs to ensure that there is no contamination to domestic supply.
- (h) Improve flow rate to shower to ensure adequate showering facilities.
- (i) Modify or replace central heating programmer to ensure that heating and hot water can be individually controlled.
- (j) Repair or replace damaged bath panel.
- (k) Make good any plaster disturbed by the above works and make good decoration.

The Tribunal orders that the works specified in this Order must be carried out and completed within a period of ten weeks from the date of service of this Notice.

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.

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or 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 determined.

Please note that in terms of section 28(1) of the Act, a landlord who, without reasonable excuse, fails to comply with a 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 arrangement 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.

In witness whereof these presents type written on this and the preceding page(s) are executed by Ruth O'Hare, Chairperson, c/o Glasgow Tribunals Centre, 20 York Street, Glasgow, G2 8GT in Aberdeen on 31 August 2026 before this witness:-

Patrick Robb

c/o Glasgow Tribunals Centre, 20
York Street, Glasgow, G2 8GT