

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/26/0888

Re: Property at 2 Glen Row, Glen Estate, Innerleithen, Borders EH44 6PX ("the Property")

The Parties:

Mr Jules Bradbury, sometime 2 Glen Row, Glen Estate, Innerleithen EH44 6PX ("the Tenant")

The Trustees of Glen Settlement, Glen House, Glen Estate, Innerleithen EH44 6PX ("the Landlords")

**Tribunal Members: George Clark, Legal Member
Greig Adams, Ordinary (Surveyor) Member**

Whereas in terms of their decision dated 10 September 2026, The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that the Landlords have 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 Landlords 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 Landlords to:

1. Instruct a report from a suitably qualified damp specialist in relation to the dampness affecting the south wall of the Property (internally and externally) and thereafter to instruct suitably qualified tradesmen to carry out the works recommended in the specialist's report and make good all damage to plasterwork and internal decoration resulting from the works, so that the Property is substantially free from rising or penetrating damp.
2. Upgrade the system of heating within the Property to ensure it meets the repairing standard requirement that the installations for space heating (by a fixed heating system) and heating water are in a reasonable state of repair and in proper working order.

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

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 on 10 September 2026 before this witness,

GEORGE CLARK

V CLARK

.... Legal Member/Chair

..... Witness