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 Section 25

Chamber Ref: FTS/HPC/RP/25/4577

64 Morar Place, Irvine, being the subjects registered in the Land Register of Scotland under Title Number AYR34248 ("the Property")

The Parties:-

Linda Thomson ("the Applicant" and "the Tenant")

Alister Meek, CHAP, Michael Lynch Centre, 71 Princes Street, Ardrossan, North Ayrshire, KA22 8DG ("the Applicant's Representative")

Lindsey Taylor, 3 Alredford Green, Wickford, Essex, SS12 9RB and c/o Lomond Property, 71 Main Street, Prestwick, KA9 1JN ("the Respondent" and "the Landlord")

Lomond Property, 71 Main Street, Prestwick, KA9 1JN ("the Respondent's Letting Agent")

Tribunal Members:

Martin McAllister, Solicitor (Legal Member) and Nicholas Allan, Chartered Surveyor (Ordinary Member) ("the tribunal")

NOTICE TO

Lindsey Taylor

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the tribunal') having determined on 8 October 2026 that the repairing standard enforcement order (**RSEO**) relative to the Property dated 12 March 2026, and subsequently varied, should be varied, the said **RSEO is hereby varied** with effect from the date of service of this Notice in the following respect:-

The period allowed for the completion of the work required by the order is extended to 30 Novembr 2026.

Subsection 25(3) of the Housing (Scotland) Act 2006 as amended does apply in this case.

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.

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 the house at any time during which an RSEO has effect in relation to the house. This is in terms of Section 28(5) of the Act.

In witness whereof these presents typewritten on this and the preceding page are executed by Martin Joseph McAllister, solicitor, legal member of the Tribunal, at Kilwinning on 14 October 2026 before Patricia McCrindle.

Martin McAllister