



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

**Repairing Standard Enforcement Order (RSEO): Housing (Scotland) Act 2006
Section 24)**

Reference number: FTS/HPC/RP/23/1055

Land Register Title number LAN52429

Re: Property at 58 Park Lane, Blantyre, G72 9AS (“the Property”)

The Parties:

Mr Robert Watt and Mrs Elizabeth Watt (“the Applicants/Tenants”)

Mrs Nicola Muirhead (“the Respondent/Landlord”)

James Bauld (Chairman) and Nick Allan (Ordinary Member)

NOTICE TO THE LANDLORD, Mrs Nicola Muirhead

Whereas in terms of their decision dated July 2023 the First-tier tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Landlord had 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:-

- (a) the house is wind and watertight and in all other respects reasonably fit for human habitation
- (b) the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order,
- (c) The installations in the Property for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order (as required by section 13(1)(c) of the Act;

- (d) any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order,

The tribunal now requires the Landlord to carry out such works as are necessary for the purposes of ensuring that the Property 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. To instruct a SELECT, NICEIC or NAPIT registered electrician to carry out a full inspection of the electrical wiring, installations and apparatus throughout the Property and to repair or renew any parts which are identified in said report to be of Category C1 or C2 to ensure the installation and apparatus is fully functioning and meets current regulatory standards and provide an EICR to the tribunal confirming that the installations, apparatus and wiring meet current regulatory standards.
2. To produce a valid and up to date Gas Safety certificate in respect of the property as required by the Gas Safety (Installation and Use) Regulations 1998 confirming that the property meets the requirements of those regulations.
3. Instruct a Gas Safe registered engineer to undertake a full inspection of all gas fittings and appliances within the property and to repair and renew any parts which are identified within the report, including the "final check results".
4. To replace the guttering to the front and rear elevations to the house
5. To effect repairs to the garden shed to render it wind and watertight or to remove the shed and replace it with a shed of similar external and internal proportions, said shed to be wind and watertight
6. To effect repairs to the frame of the patio doors and carry out additional works to install stairs or decking to ensure that egress from the patio doors to the garden can be taken safely
7. Instruct an inspection of the bathroom pipework and sealants around the bath an appropriately qualified person to ascertain whether any works are required to prevent future water egress from the bathroom to the kitchen below, to note the terms of any report of such inspection and to carry out any works thereby recommended and thereafter to repair the kitchen ceiling including internal redecoration

