

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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**First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”)**

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

**In connection with**

**Property at 157 Neilston Road, Paisley, PA2 6QL being the subjects registered in the Land Register of Scotland under Title Number REN82170 (“the property”)**

**Case Reference FTS/HPC/RT/19/2901**

**Parties-**

**Mr Mansoor Zafar, 21 Briarlea Drive, Giffnock, G46 6DS (“The Landlord”) and**

**Renfrewshire Council, Community Housing and Planning Services, Renfrewshire House, Cotton Street, Paisley, PA1 1JD (“the Third Party Applicant”)**

**Decision**

1. Whereas in terms of their decision dated 4<sup>th</sup> March 2024, 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 the property has satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire;
2. The Tribunal the Tribunal require the Landlord:
  - i. to ensure that the property has appropriate equipment for detecting fire and for giving warning of fire or suspected fire installed in compliance with guidance issued by the Scottish Ministers and
  - ii. to provide the Tribunal with a written report from a suitably qualified and registered SELECT, NAPIT or NICEIC electrical contractor that the smoke and heat detectors installed in the property comply with current Scottish Government guidance for the satisfactory provision for the detection and warning in the event of fire and suspected fire.

3. The Tribunal order that the works specified in this Order must be carried out and completed by 12th April 2024

### **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.

In witness whereof these presents type written on are executed by Andrew Cowan, legal member of the Tribunal, at Glasgow on 15<sup>th</sup> March 2024 in the presence of the undernoted witness:-

**A Cowan**