

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

Chamber Ref: FTS/HPC/RP/24/2889

Re: Property at 56 Hazlehead Gardens, Aberdeen, AB15 8EA as more particularly described in Feu Disposition by City of Aberdeen District Council to Isobel Margaret Geddes dated 18 January 1995 (SS 394, 795/64) (“the Property”)

Parties:

Steve Geddes, 54 Gordon Street, Aberdeen, AB11 6EW (“the Landlord”)

Rebeckah McCandless, 56 Hazlehead Gardens, Aberdeen, AB15 8EA (“the Tenant”)

Tribunal Members:

Ruth O'Hare (Legal Member) and David Godfrey (Ordinary Member)

Whereas in terms of their decision dated 31 December 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:-

- (i) the house is wind and watertight and in all other respects reasonably fit for human habitation;
- (ii) the structure and exterior of the housing 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, 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) the house meets the tolerable standard. In particular the house has an interlinked system of fire and smoke alarms.

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:-

- (i) Instruct a damp and condensation specialist to inspect all rooms in the property, submit the specialist's report to the Tribunal for further consideration, and thereafter carry out the necessary works as directed by the Tribunal;
- (ii) Submit a recent electrical installation condition report to the Tribunal with no C1 or C2 defects identified. The report should specifically address the electrical socket in the attic bedroom and the lack of any smoke detector on the first floor landing;
- (iii) Repair and redecorate the ceiling of the rear first floor bedroom.

The Tribunal orders that the works specified in this Order must be carried out and completed within a period of **four 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 December 2024 before this witness:-

Patrick Robb

witness

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

Ruth O'Hare

Chairperson