

Housing and Property Chamber
First-tier Tribunal for Scotland



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

Repairing Standard Enforcement Order

Housing (Scotland) Act 2006: Section 24 (2)

Chamber Ref: FTS/HPC/RP/24/4104

2/8,4 Hanson Park, Glasgow, G31 2HB, registered in the Land Register of Scotland under Title Number GLA170143 (“the Property”)

The Parties:-

Mr Ranjeet Kumar and Mrs Supriya Kumari, 2/8,4 Hanson Park, Glasgow, G31 2HB (“the Applicants” and “the Tenants”)

Mr Gordon Calvert, 42 Birkdale Crescent, Cumbernauld, Glasgow, North Lanarkshire, G68 0JZ (“the Respondent” and “the Landlord”)

Tribunal Members:

Mr Martin McAllister, Solicitor (Legal Member) and Mr Nick Allan, Chartered Surveyor (Ordinary Member) (“the tribunal”)

NOTICE TO

Mr Gordon Calvert

Whereas in terms of its decision dated 17 January 2025, 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 Tribunal now makes a repairing standard enforcement order (RSEO) in the following terms and requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the Property meets the repairing standard in terms of Section 13 of the said Act and that any damage caused by the carrying out of any work in terms of this Order is made good.

The Tribunal makes a repairing standard enforcement order (“RSEO”) in the following terms:

The Landlord is required to carry out the following works:

- 1. The couch in the living room is to be replaced.**
- 2. The bed in bedroom 2 is to be repaired or renewed.**
- 3. All kitchen worktops are to be renewed.**
- 4. The bathroom tiles are to be securely fixed and grouted to ensure that there is a waterproof seal.**
- 5. The small wooden panel to the rear of the bath is to be renewed and made waterproof.**
- 6. The free-standing bathroom cabinet is to be renewed.**
- 7. Identify the cause of and address the condensation and mould issues within the Property, and particularly those in bedroom 2 and the bathroom.**
- 8. The small wooden panel to the rear of the W.C is to be renewed.**

The tribunal determined that the Respondent requires to comply with the RSEO by 31 March 2025.

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 typewritten on this and the preceding page are executed by Martin Joseph McAllister, legal member of the First-tier Tribunal for Scotland, at on 18 January 2025 before Robert Barr, 15 Rowallan Crescent, Prestwick

M McAllister

R Barr