

Housing and Property Chamber

First-tier Tribunal for Scotland



The First-tier Tribunal for Scotland Housing and Property Chamber

STATEMENT OF DECISION UNDER SECTION 25(1)(b) OF THE HOUSING (SCOTLAND) ACT 2006 (“the Act”)

Case reference FTS/HPC/RP/19/0332

Re: Property at **Flat 0/2, 218 Allison Street, Glasgow, G42 8RS** registered in the Land Register for Scotland under Title Number GLA45013 (“the Property”)

Parties

MS ALINA MUNTEANU (“the Former Tenant”) is no longer a party.

GOVANHILL HOUSING ASSOCIATION LIMITED, registered under the Cooperative and Community Benefit Societies Act 2014 (Registered Number 1791R(S)) being a recognised Scottish Charity (Charity Number SC010307) and having its Registered Office at Samaritan House, 79 Coplaw Street, Govanhill, Glasgow, G42 7JG, successors in title to **MRS ROBINA HUSSAIN or RASUL**, formerly of 54 Kilchattan Drive, Kings Park, Glasgow G44 4PY (“the Landlord”)

The Tribunal comprised Mrs. Aileen Devanny, Chamber President, and Mr. Nick Allan, Ordinary (Surveyor) Member.

DECISION

The First-tier Tribunal for Scotland (“the Tribunal”) revokes a Repairing Standard Enforcement Order issued on 12 April 2019 and registered 10 June 2019 in respect of the Property. The Rent Relief Order relating to the property is also revoked,

Background

1. The First-tier Tribunal for Scotland (“the Tribunal”) issued a Repairing Standard Enforcement Order (“RSEO”) in respect of the Property on 12 April 2019. This Order required the works specified in the RSEO to be completed within a specified timescale. Following upon the expiry of that timescale a re-inspection of the property revealed that the works had not been satisfactorily completed and a decision was made that the RSEO had not been complied with by the Landlord and a rent relief order was made reducing the rent payable.

2. Govanhill Housing Association Limited subsequently purchased the property and have carried out a full refurbishment of the property. The works in the RSEO no longer require to be completed.

Decision and Reasons

3. Since the failure to comply decision was issued, the property has been sold and a full refurbishment of the property carried out by the new owners. These works include a new kitchen.
4. For the forgoing reasons, the Tribunal has unanimously decided that the RSEO over the property is to be revoked as the works required by the Repairing Standard Enforcement Order ("RSEO") are no longer necessary. The rent relief order has also been revoked.
5. A notice will be issued to Registers of Scotland to remove the RSEO from the title to the Property which will allow the property to be re-let.

APPEAL PROVISIONS

A Landlord 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 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.

Signed on this and the preceding page at Glasgow on Third April, 2025

Mrs. Aileen Devanny
Chamber President,

Witness.....
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