

# **Housing and Property Chamber**

## **First-tier Tribunal for Scotland**

---



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

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

**Chamber Reference: FTS/HPC/RP/24/4305**

**Title Number: GLA90726**

**Re: 1/1, 24 Kirkintilloch Road, Bishopbriggs G64 2AL  
("the House")**

**The Parties:**

**George Stevenson, 1/1, 24 Kirkintilloch Road, Bishopbriggs G64 2AL  
("the tenant")**

**Stephen Anderson, 32 Moncrieff Avenue, Kirkintilloch, G66 4NJ  
("the landlord")**

**Tribunal Members:**

**Susan Christie (Legal Member)**

**Carol Jones (Ordinary/Surveyor Member)**

Whereas in terms of their decision dated 14 May 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 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, in terms of Section 13(1) (a) of the 2006 Act.
- b) The installations in the house for the supply of water, gas, electricity (including residual current devices) and any other type of fuel and for sanitation, space heating by a fixed heating system heating water are in a reasonable state of repair and in proper working order, in terms of Section 13(1) (c) of the 2006 Act
- c) Any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order.

d) The house meets the tolerable standard. This includes the following:

- 1) It has an interlinked system of fire and smoke alarms and adequate carbon monoxide alarms.
- 2) In the case of a house having a supply of electricity, it complies with the relevant requirements in relation to the electrical installations for the purposes of that supply.

In terms of Section 13(1) (h) of the 2006 Act.

The tribunal now requires the landlord to carry out such work as is necessary for the purposes of ensuring that the House 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. Repair the missing timber section of the left external storm door to the House to fill in the vertical gap that runs alongside the lock mechanism to ensure the storm doors are secure and open and close properly.
2. Adjust or trim the internal front door to the House to ensure that the door can easily be closed into the door frame and locked.
3. Clear and unblock the bathroom foul waste pipe of debris (including silt or stones) to allow free water egress.
4. Install in the House satisfactory equipment for detecting fire and giving warning in the event of fire or suspected fire by installing one smoke detector in the room most frequently used for general daytime living purposes, one smoke detector in every circulation space, one heat detector in the kitchen of the House; all smoke and heat detectors to be ceiling mounted and interlinked. All in line with the Scottish Government Guidance on the tolerable standard Chapter 16: Satisfactory Fire Detection.
5. Instruct a suitably qualified SELECT, NICEIC or NAPIT registered electrician to carry out a certified electrical inspection of the entire electrical installation of the House and all electrical appliances and equipment supplied by the landlord and carry out all necessary works to rectify any identified C1 and C2 categorised areas. Thereafter to provide the First-tier Tribunal for Scotland (Housing and Property Chamber) with a current satisfactory Electrical Installation Condition Report (EICR), including Portable Appliance Testing (PAT), prepared by a suitably qualified SELECT, NICEIC or NAPIT registered electrician.
6. Instruct a suitably qualified Gas Safe registered engineer to carry out a gas safety inspection of the House. Thereafter to provide the First-tier Tribunal for Scotland (Housing and Property Chamber) with a current Gas Safety Record showing all gas appliances, fittings, chimneys and flues in the House are safe and working efficiently.
7. Install an adequate carbon monoxide detector in the House to comply with current Scottish Government Guidance.

The Tribunal order that the works specified in this Order must be carried out and completed within the period of twelve weeks of the date of service of this Notice.

A landlord, tenant or third-party applicant 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 terms of Section 63 of the Act, 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.

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 two pages are executed by Susan Christie, Legal Member of the Tribunal, at Glasgow on 14 May 2025 the presence of the undernoted witness: -

**S Christie**