

Housing and Property Chamber
First-tier Tribunal for Scotland



Repairing Standard Enforcement Order

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

(Hereinafter referred to as "the Tribunal")

Chamber Ref: FTS/HPC/RP/24/5493

Re: Property at 5 Craigash Quadrant, Milngavie, Glasgow, G62 7BX ("the Property")

Land Register Title No: DMB 50834

Parties:

Mrs Jean Torrance, 5 Craigash Quadrant, Milngavie, Glasgow, G62 7BX ("the Tenant")

Mr Antonio Vezza, A&A Properties, 187 Tantallon Road, Shawlands, Glasgow, G41 3LU ("the Landlord")

Tribunal Members:

Nicola Irvine (Legal Member) and Nicholas Allan (Ordinary (Surveyor) Member)

NOTICE TO: Mr Antonio Vezza (the Landlord)

Whereas in terms of its decision dated 24 June 2025, the Tribunal determined that the Landlord had failed to comply with the duty imposed by Section 14 (1) (b) of the Act, and in particular that the Landlord has failed to ensure that the Property meets the repairing standard in that:

- The living room window frame is in poor condition and the sill has rotted.
- The front door is worn out and is rotten in sections
- The front door frame and threshold have rotted, resulting in a hole in the threshold.

- Three smoke alarms were observed but were not interlinked. There was a carbon monoxide detector. There was no evidence of a heat detector in the kitchen.

The Tribunal therefore makes a Repairing Standard Enforcement Order (RSEO) as required by section 24 (2) of the Act.

The Tribunal now requires the Landlord to carry out such work as is necessary for the purpose of ensuring that the Property meets the repairing standard, and that any damage caused by the carrying out of any work in terms of this order is made good before the date specified in this order.

In particular, the Tribunal requires the Landlord to:

1. Produce a current satisfactory Electrical Installation Condition Report (EICR) from a SELECT, NICEIC or NAPIT accredited electrician in respect of the property, containing no Category C1 or C2 items of disrepair or FI items requiring further investigation.
2. Produce a current gas safety certificate.
3. Repair or replace the living room window frame, and ensure that it can be opened, shut and secured, and is draught-free.
4. Replace or replace the rotten living room window sill.
5. Replace the front door, door frame and threshold.
6. Check all windows to ensure that they are draught-free, watertight and fully functioning.
7. Ensure that interlinked smoke alarms and a heat detector are installed correctly, are interconnected and conform to current Scottish Government guidelines.
8. Make good any damage caused by carrying the works.

The Tribunal orders that all of the works specified in this order must be carried out and completed within the period of 2 months 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.

In terms of section 63 of the Tribunal (Scotland) Act 2014, 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 Housing (Scotland) Act 2006, 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 two preceding pages are signed by Nicola Irvine, solicitor, Chairperson of the First-tier Tribunal (Housing and Property Chamber), at Glasgow on the 24th day of June, Two Thousand and Twenty-Five before this witness –

C. Tracey witness C. Christopher Tracey name in full
Glasgow Tribunal Centre address
20 York Street, Glasgow G2 8QT