

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Determination: Housing (Scotland) Act 2006: Sections 26 and 27

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 Former 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”)

- (i) The tribunal determines that the Landlord has complied with the repairing standard enforcement order dated 18 January 2025.**
- (ii) The tribunal determines to issue a certificate in terms of section 60 (5) of the Housing (Scotland) Act 2006.**

Background

- 1. By application dated 2 September 2024, the Applicants applied to the Housing and Property Chamber of the First-tier Tribunal for Scotland for a determination of whether the Landlord has failed to comply with the duties imposed by Section 14 (1) (b) of the Housing (Scotland) Act 2006 as amended (“the 2006 Act”). The application is in terms of Section 22 (1A) of the 2006 Act.**
- 2. The Applicants and the Respondent are parties to a private residential tenancy agreement dated 14 and 15 December 2018. It is a furnished let.**

3. The tenancy commenced on 15 December 2018.
4. The application stated that the Property does not meet the repairing standard set out Section 13 of the 2006 Act.
5. The tenancy terminated after the RSEO was made.

Repairing Standard Enforcement Order

6. Following upon an inspection of the Property by the members and Hearing both held on 13 January 2025, a repairing standard enforcement order (RSEO), dated 18 January 2025, was made in the following terms:

The Landlord is required to carry out the following works:

- 6.1 The couch in the living room is to be replaced.
- 6.2 The bed in bedroom 2 is to be repaired or renewed.
- 6.3 All kitchen worktops are to be renewed.
- 6.4 The bathroom tiles are to be securely fixed and grouted to ensure that there is a waterproof seal.
- 6.5 The small wooden panel to the rear of the bath is to be renewed and made waterproof.
- 6.6 The free-standing bathroom cabinet is to be renewed.
- 6.7 Identify the cause of and address the condensation and mould issues within the Property, and particularly those in bedroom 2 and the bathroom.
- 6.8 The small wooden panel to the rear of the W.C is to be renewed.

The Landlord was required to carry out the work required by the RSEO before 31 March 2025.

Re-inspection

7. The members of the tribunal reinspected the Property on 1 August 2025.
8. The Landlord was present and was accompanied by a representative of his letting agent.
9. The Property was unfurnished and Mr Calvert said that all furniture had been removed and it was his intention to put it on the rental market as an unfurnished let.
10. A new kitchen had been installed and the Property had been completely redecorated. New floor coverings had been fitted.
11. No evidence of condensation or mould was evident in the Property, the wooden panel at the rear of the W.C. and the bath panel had been renewed and the tiling and grouting in the bathroom was in a satisfactory condition.

12. The members of the tribunal were satisfied that the works required by the RSEO had been completed to a satisfactory standard.

Determination following upon the re-inspection on 1 August 2025

13. The tribunal determined that it should issue **a certificate in terms of Section 60 (5) of the 2006 Act.**

In terms of section 46 of the Tribunals (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 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.

Martin J McAllister

Martin J. McAllister,
Solicitor, legal member of
Tribunal.
4 August 2025.