

Housing and Property Chamber

First-tier Tribunal for Scotland



Repairing Standard Enforcement Order (RSEO) made under Section 24 of the Housing (Scotland) Act 2006

Chamber Reference number: FTS/HPC/RP/24/5358

Re: Property at 30 Parkhead Gardens, Edinburgh EH11 4RR ("the Property")

Title No: MID119927

The Parties:

Mr Andrew Campbell, 30 Parkhead Gardens, Edinburgh EH11 4RR ("the Tenant")

Mr William Goodfellow, 36 Atheling Grove, South Queensferry EH30 9PF ("the Landlord")

**Tribunal Members: George Clark, Legal Member
Greig Adams, Ordinary (Surveyor) Member**

Whereas in terms of their decision dated 6 August 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"), the Tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the house concerned 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:

1. to replace defective plasterwork in the bedroom adjacent to the rear external door and thereafter redecorate as necessary.
2. to instruct a suitably qualified electrician to reattach the hall light fitting to the ceiling.
3. to provide the Tribunal with a full copy of a current Electrical Installation Condition Report in respect of the Property, issued by an electrical contractor who is registered with NICEIC, NAPIT or SELECT, showing the overall condition of the installation to be Satisfactory and containing no C1 or C2 items of disrepair.
4. to replace the toilet flush handle and ensure the flushing mechanism is in proper working order and
5. to replace the broken handle to the top hopper of the kitchen window.

The Tribunal orders that the Certificate should be exhibited and the necessary repair works completed within six weeks of the date of service of this Order on the Landlord.

Right of Appeal

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.

IN WITNESS WHEREOF these presents, typewritten on this and the preceding page, are subscribed by George Barrie Clark, Legal member/Chair of the Tribunal at Lasswade on 6 August 2025 before this witness, Valerie Elizabeth Jane Clark,

G Clark