

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 Ref: FTS/HPC/RP/24/4299

Title no: LAN145545

**8 Whinknowe, Ashgill, Larkhall, ML9 3AP
("the House")**

The Parties:-

**Mr Malcolm Hobday, Mr Jonathan Wagstaff, residing at 8 Whinknowe, Ashgill,
Larkhall, ML9 3AP
("the Tenants")**

**Mr Douglas Steen and executor(s) of Mr Bruce Scobbie, 3 Archerfield Avenue,
Glasgow, G32 8DE
("the Landlord")**

Whereas in terms of their decision dated 13 June 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 the House is:-

- (a) wind and watertight and in all other respects reasonably fit for human habitation;
- (b) as regards the structure and exterior of the House, in a reasonable state of repair and in proper working order;
- (c) as regards fixtures, fittings and appliances provided by the landlord under the tenancy, in a reasonable state of repair and in proper working order,

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:-

- (a) in respect of the window in the front bedroom on the first floor, replace the damaged glazing;
- (b) in respect of the window in the kitchen, to replace the defective window unit and the decayed external areas surrounding the window;

- (c) To put the extractor fan in the bathroom on the first floor into proper working order;
- (d) Obtain an Electrical Installation Condition Report;
- (e) In respect of the window in the bathroom on the first floor, to replace the defective window unit;
- (f) To undertake works to the gutters at the rear elevation to ensure that surface water is collected and discharged to a downpipe leading to the public sewer, to test the gutters for leaks and to repair any leaks found.

The Tribunal order that the works specified in this Order must be carried out and completed within the period of 56 days from 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 page are executed by Mr Andrew Upton, legal member of the Tribunal, at Glasgow on 30 June 2025 in the presence of the undernoted witness:-

Keni Carmichael

Andrew Upton

witness

Legal Member

name in full

Address