

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**

Title Number: GLA200526

Reference number: FTS/HPC/RP/25/0785

Re: Property at 11/4, 1 Meadowside Quay Square, Glasgow, G11 6BS ("the Property")

The Parties:

Mr Steven Tran, residing at 11/4, 1 Meadowside Quay Square, Glasgow, G11 6BS ("The applicant")

Mr Stephen McCann, c/o Alexandra House, 204 Bath Street, Glasgow, G2 4HW ("the Landlord")

Tribunal Members:

Paul Doyle (Legal Member)

Sara Hesp (Ordinary Surveyor Member)

Whereas in terms of their decision dated 20 February 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) Fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order

and

- (b) The property has satisfactory access to all external doors and outbuildings.

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 to repair or replace the balcony door so that it fits properly and so that it opens to provide access to the balcony

The tribunal order that the works specified in this Order must be carried out and completed within the period of 3 months from the date of service of this Notice.

A landlord, tenant or third-party applicant aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only 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.

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 Paul Doyle, solicitor, 24 Haddington Place, Edinburgh, legal member of the tribunal at Edinburgh on 5 August 2025 before Emma Doyle, 20 York Street, Glasgow

P. Doyle

chairperson