

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/25/0469

Re: Property at 38 Hillwood Terrace, Ratho Station, Newbridge EH28 8QA ("the Property")

Title No: MID63267

The Parties:

Miss Cassie Allan, 38 Hillwood Terrace, Ratho Station, Newbridge EH28 8QA ("the Tenant")

Mr Miraz Alam, 21 Delaporte Close, Epsom, Surrey KT17 4AF ("the Landlord")

**Tribunal Members: George Clark, Legal Member
Robert Buchan, Ordinary (Surveyor) Member**

Whereas in terms of their decision dated 15 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 repair or replace the front door, threshold and the windows, so that they are wind and water tight, in a reasonable state of repair, and in proper working order, including being capable of being opened, closed and on the ground floor, lockable.
2. To instruct a suitably competent joiner to remove the damaged ceilings of the living-room and kitchen. The joiner should provide the Tribunal for their further consideration, with a report, including photographs of the condition of the ceiling joists and the floor below the bathroom above, together with, if necessary, any recommendations for treatment or repair/removal of the joists and floor.
3. If the bathroom floor has to be replaced then this would necessitate the removal and re-installment of the bathroom fittings but if the floor and joists are found to be sound, to test the bath and shower for any leakage and include the outcome of this testing in the report to the Tribunal.

4. To reinstate the ceilings but not until the Tribunal has had an opportunity to consider the terms of the joiner's report and to provide any Variation as it may deem necessary to the terms of this Order.
5. To suitably fix the ground floor wc, such that it is in a reasonable state of repair and in proper working order.
6. To suitably seal and repair all drains, so that they are in a reasonable state of repair and in proper working order.

The Tribunal orders that the necessary report is produced and the repair works completed within three months 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 15 August 2025 before this witness, Valerie Elizabeth Jane Clark

G Clark

V Clark

... Legal Member/Chair Witness