

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/RT/25/1061

Re: Property at 25 Seaforth Road, Falkirk FK2 7TN (“the Property”)

Title No: STG48708

The Parties:

Falkirk Council Private Sector Team, The Forum, Callendar Business Park, Falkirk FK1 1XR (“the Third-Party Applicants”)

Mr Yousaf Shahzad, 6 Struan Avenue, Giffnock, Glasgow G46 7QN (“the Landlord”)

Mr Kevin Harvey and Mrs Suzanne Harvey, both residing at 25 Seaforth Road, Falkirk FK2 7TN (“the Tenants”)

**Tribunal Members: George Clark (Legal Member/Chair)
David Godfrey (Ordinary (Surveyor) Member)**

Whereas in terms of their decision dated 9 October 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 instruct a suitably qualified Gas Safe engineer to carry out such repairs as are necessary to restore to proper working order the gas fire in the living room and the central heating boiler, or to replace either or both of them, and thereafter to provide the Tribunal with a satisfactory Gas Safety Certificate in respect of the gas installation, central heating boiler, gas fire and gas hob.
2. To upgrade the systems for detecting fire by installing interlinked mains-wired or wi-fi connected smoke detectors in the living room, downstairs hall and upstairs landing and a heat detector in the kitchen.
3. To install carbon monoxide monitors in the living room, suitably positioned adjacent to the gas fire, and in the kitchen, suitably adjacent to the central heating boiler.

4. to exhibit to the Tribunal a current Electrical Installation Condition Report (EICR) from a SELECT, NICEIC or NAPIT registered electrician in respect of the property, containing no Category C1 or C2 items of disrepair.

The Tribunal orders that the necessary Report and Certificate are produced and the repair works completed within two 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 9 October 2025 before this witness, Valerie Elizabeth Jane Clark, Lasswade, Midlothian.