

Housing and Property Chamber
First-tier Tribunal for Scotland



Repairing Standard Enforcement Order (RSEO): Housing (Scotland) Act 2006 Section 24

Reference Number: FTS/HPC/RT/25/3229

RE: Property being the north by eastmost house on the third floor, and known as Flat 3/2, 20 Herriet Street, Glasgow G41 2RQ

(hereinafter referred to as "the Property").

Title Number: GLA128542 in the Land Register of Scotland

The Parties:-

Glasgow City Council, NRS Private Housing, 4th Floor, 231 George Street, Glasgow G1 1RX

("the Third-party")

And

Waqas Ahmed, the eastmost house on the third floor, and known as Flat 3/2, 20 Herriet Street, Glasgow G41 2RQ

("the Tenant")

And

Sameena Ashraf and Aaryan Islam Sattar, 28 Gartmore Grove Plains, Airdrie, North Lanarkshire ML6 7GA

("the Landlords")

NOTICE TO

Sameena Ashraf and Aaryan Islam Sattar, 28 Gartmore Grove Plains, Airdrie, North Lanarkshire ML6 7GA

("the Landlords")

Whereas in terms of their decision dated 18 November 2025, the First-tier Tribunal determined that the Landlords have 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 installations in the Property for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in a proper working order, that the Property has satisfactory equipment installed for detecting and for giving warning of fire or suspected fire and that the Property had satisfactory equipment installed for giving warning of, carbon monoxide present in a concentration that is hazardous to health.

The First-tier Tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the Property meets the repairing standard under section 13(1) of the Act and that any damage caused by carrying out of any work required under this Order is made good.

In particular, the First-tier Tribunal requires the Landlord:-

- 1) To provide either a commissioning certificate for the gas boiler installed at the Property or to instruct and obtain a Gas Safety Certificate for the Property which has been prepared by an appropriately qualified Gas Safe engineer in order to ensure that the Property's installations for the supply of gas are in a reasonable state of repair and in proper working order. A copy of the commissioning certificate or Gas Safety Certificate and all invoices for work that may be required to be carried out (along with further certification of same) to be sent to the office of the First-tier Tribunal: Housing and Property Chamber.
- 2) To install a smoke and heat detection system that meets current legislative requirements.
- 3) To install a carbon monoxide detector to the kitchen to meet current legislative requirements.

The First-tier Tribunal order that works specified in this Order must be carried out and completed within the period of 30 days from the date of service of this Order.

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 of 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 Repairing Standard Enforcement Order (RSEO) commits an offence liable on summary conviction to a fine not exceeding level 3 on the standard scale. A landlord (including any successor in title) also commits an offence if he or she or they enter into a tenancy or occupancy arrangement in relation to a house at any time during which a RSEO has effect in relation to a house. This is in terms of Section 28(5) of the Act.

IN WITNESS WHEREOF, these presents typewritten on this page and the preceding two pages are executed by Rory A. B. Cowan, Legal Member of the First-tier Tribunal: Housing and Property Chamber at Glasgow on 18 November 2025 before this witness:

R Cowan