

Housing and Property Chamber

First-tier Tribunal for Scotland



First-tier Tribunal for Scotland (Housing and Property Chamber)

Variation of Repairing Standard Enforcement Order (“RSEO”): Housing (Scotland) Act 2006 Section 25

Reference number: FTS/HPC/RP/25/0165

Re: 8 Gilchrist Drive, Falkirk, Tamfourhill, FK1 5DW (“the Property”)

Title Number: STG9159

The Parties:

Mr Muhammed Mushtaq (“the Tenant”)

Falkirk Council (“the Applicant”)

Mr Harmal Gill, Mr Kamal Jit Gill (“the Landlords”)

Tribunal Members :

Alastair Houston (Legal Member); David Godfrey (Ordinary Surveyor Member)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (‘the tribunal’) having determined on 11 November 2025 that the **RSEO** relative to the House served on 22 July 2025 should be varied, the said **RSEO is hereby varied** with effect from the date of service of this Notice in the following respects:-

1. The period allowed for the completion of the work required by the order is extended (or further extended) for a further 28 days.
2. The steps which the Tribunal require the Landlords to take in complying with the order are amended as follows :-
 - (a) provide an up to date Electrical Installation Condition Report (EICR) prepared by a competent electrician in respect of the installation in the house for the supply of electricity. The report should address the state of repair and working order of the electrical fittings and the smoke/heat detectors within the property. The report should confirm that a Residual Current Device is present. The report should **not** contain any Category C1 or C2 faults.
 - (b) To install the appropriate system for the detection of fire, smoke and carbon monoxide within the property.

Subsection 25(3) of the Housing (Scotland) Act 2006 as amended does not apply in this case.

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.

In witness whereof these presents type written on this and the preceding page are executed by Alastair Houston, legal member of the First-tier Tribunal, at Glasgow, on 17 November 2025 in the presence of the undernoted witness:-

A Houston