

Housing and Property Chamber

First-tier Tribunal for Scotland



Notice of a Decision to Vary a Repairing Standard Enforcement Order

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

(Hereinafter referred to as “the tribunal”)

Case Reference Number: FTS/HPC/RP/24/5599

Re: 2/1, 17 Glasgow Street, Glasgow G12 8JW (“the house”)

Land Register Title No: GLA104 214

Ms Charlene Hewitt, residing at the house (“The Tenant”)

Mr Alexander Russell-Smith, 10 Friars Brae, Linlithgow EH49 6BQ (“The Landlord”)

Tribunal Members – Sarah O'Neill (Legal Member) and Lorraine Charles (Ordinary (Surveyor) Member)

Repairing Standard Enforcement Order Against:

Mr Alexander Russell-Smith (the Landlord)

The tribunal, having determined on 24 November 2025 that the Repairing Standard Enforcement Order relative to the house dated 26 June 2025 should be varied, the tribunal hereby varies the Repairing Standard Enforcement Order as follows:

1. The following requirements are added to the RSEO, following the existing two requirements:
 3. Investigate the underlying cause of the mould and peeling paint in the bathroom/shower room and take appropriate action to address these to ensure that the ceiling and walls are wind and watertight and are in a reasonable state of repair and in proper working order.
 4. Repair and then redecorate the bathroom ceiling to ensure that it is in a reasonable state of repair and in proper working order.
2. The period allowed for the completion of the works required by the Repairing Standard Enforcement Order is extended until **19 January 2026**.

Rights 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.

S O'Neil

Signed.....Date: 24 November 2025.....

Sarah O'Neill, Chairperson