

Housing and Property Chamber
First-tier Tribunal for Scotland



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

**Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber)
under sections 26(1) and 60 of the Housing (Scotland) Act 2006 ("the Act")**

Reference number: FTS/HPC/RT/20/0347

Re: Property at Flat 3/2, 3 Caledonia Street, Paisley, PA3 2JG ("the Property")

The Parties:

**Dr Samer Taslaq, Zorin Global Enterprises Ltd, Unit 7, Martinfield Business
Centre, Welwyn Garden City, AL7 1HG ("the Landlord")**

**Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1JD
("the Third Party Applicant")**

Tribunal Members:

Ruth O'Hare, Legal Member and Nick Allan, Ordinary Member

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") unanimously determined that the Landlord had complied with the Repairing Standard Enforcement Order ("RSEO") relative to the house dated 4 February 2022 and issued a certificate of completion under section 60 of the Housing (Scotland) Act 2006 ("the 2006 Act").

Background

- 1 By decision dated 4 February 2022, the Tribunal made a RSEO requiring the former landlord of the property to undertake the following works:-
 - (i) To produce a valid and up to date Gas Safety certificate in respect of the property as required by the Gas Safety (Installation and Use) Regulations 1998 confirming that the property meets the requirements of those regulations;
 - (ii) To produce a report from a registered Gas Safe engineer confirming that the gas boiler within the property has been inspected within the last three months and that the said boiler is, in the professional opinion of the engineer, safe and fit to use and complies with the appropriate Gas Safety

regulations;

- (iii) To produce a valid and up to date electrical inspection condition report (EICR) in respect of the property as required by sections 19A and 19B of the Housing (Scotland) Act 2006; and
- (iv) To provide evidence showing the installation of smoke detectors, heat detectors and carbon monoxide detectors within the property in compliance with the requirements set out in the Housing (Scotland) Act 2006.

The First-tier Tribunal ordered that the actions specified in the order be completed within four weeks.

- 2 On 8 July 2022 the Tribunal issued a decision in terms of which the Tribunal determined that the former landlord of the property had failed to comply with the RSEO.
- 3 On 14 May 2025 the Tribunal received an email from the new Landlord confirming that he had purchased the property.
- 4 On 21 August 2025 the Landlord emailed the Tribunal with a gas safety certificate (GSC) and an electrical installation condition report (EICR). The Landlord confirmed that smoke alarms had been installed in the property.
- 5 On 4 September 2025 the Tribunal wrote to the Landlord requesting further information regarding the smoke, heat and carbon monoxide detection and the electrical engineer's registration with a relevant trade body. On 15 September 2025 the Landlord emailed the Tribunal a second electrical installation condition report and referred the Tribunal to the GSC which confirmed the installation of both smoke and carbon monoxide alarms.
- 6 On 30 October 2025 the Tribunal wrote to the Landlord seeking further information regarding the location of the smoke alarms within the property and the electrical engineer's registration. On 10 and 11 November 2025 the Landlord provided photographs of the smoke and heat alarms and proof of the electrical engineer's registration at the time the EICR was carried out.

Reasons for decision

- 7 The Tribunal was satisfied based on the documentary evidence before it that the Landlord has complied with the RSEO by producing the necessary gas and electrical safety certification. Whilst the Tribunal had not carried out an inspection of the property, the photographs produced by the Landlord were sufficient evidence of the presence of smoke and heat alarms within the property, as confirmed by the GSC. On that basis the Tribunal concluded there was no requirement to carry out an inspection in this case as there was no contradictory evidence before the Tribunal.

8 The Tribunal therefore determined to issue a certificate of completion under section 60(4) of the Act.

9 The decision of the Tribunal was unanimous.

Right of Appeal

In terms of Section 46 of the Tribunal (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 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 determined.

R O'Hare

28 November 2025



Legal Member/Chair

Date