



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 25 of the Housing (Scotland)
Act 2006**

Chamber reference: FTS/HPC/RP/22/1367

**Re: Property at 2/2, 27 Allison Street, Govanhill, Glasgow G42 8NP (“the
Property”)**

Land Register Number: GLA75938

The Parties:

**Roman Gomez Herrero, sometime 2/2, 27 Allison Street, Govanhill, Glasgow
G42 8NP (“the Tenant”)**

**Rubina Haq, 12 Hexham Gardens, Glasgow G41 4AQ (“the Landlord”)
represented by Martin & Co, 180 Kilmarnock Road, Glasgow G41 3PG (“the
Landlord’s agents”)**

Tribunal Members:

George Clark (Legal Member) and Carol Jones (Ordinary Member)

Decision

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) agreed to Vary the Repairing Standard Enforcement Order dated 25
July 2022, as varied by previous Variations of 22 November 2022 and 9 June
2025, by extending to 28 February 2026 the date by which the work required by
the Order must be completed.**

Background

1. On 25 July 2022, following an inspection and hearing, the Tribunal made a Repairing Standard Enforcement Order (“RSEO”) in respect of the Property. The RSEO required the Landlord to carry out such work as was 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 the Order was made good.

2. The RSEO required the Landlord to:
 1. *Instruct a suitably qualified contractor to investigate the cause of the dampness in the kitchen and bathroom in the Property and undertake all works required to prevent further water ingress and damp in the kitchen and bathroom and make good any damage caused.*
 2. *Redecorate the areas affected by the water ingress in the kitchen and bathroom of the Property to an acceptable standard.*
3. The Tribunal ordered that the works specified must be carried out and completed within the period of 8 weeks from the date of service of Notice of the RSEO.
4. The Tribunal subsequently issued two Variations of the RSEO. They were dated 22 November 2022 and 9 June 2025 and their effect was that the deadline for carrying out the work required by the RSEO was extended to 31 December 2025.
5. On 20 January 2026, the Landlord's solicitors submitted a request to extend the deadline for complying with the RSEO by a further two months from 31 December 2025. They explained that the problem has been identified as a leak from the communal stack pipe. Work was scheduled to begin on 19 January 2026. It will be necessary thereafter to ascertain that the water ingress has ceased, and redecoration work will also be carried out. The property is unoccupied, the Tenant having vacated on 16 November 2025

Reasons for Decision

6. Section 25 of The Housing (Scotland) Act 2006 permits the Tribunal at any time to Vary a RSEO by extending, or further extending, the period within which the work required by the Order must be completed, where the work required has not been completed, but the Tribunal considers that satisfactory progress has been made in carrying out the work.
7. This case has a long history, and it has proved difficult to ascertain the cause of the water ingress and thus to determine whether it is an issue within the Property itself or whether a communal repair is required, The Tribunal is satisfied from the information provided on behalf of the Landlord that the source of the problem has now been identified and remedial work has been instructed. And will have begun. The Tribunal also noted that the Tenant has vacated the Property and that it is now unoccupied.
8. In the circumstances, the Tribunal is content to allow the Landlord a further period of two months within which to comply with the RSEO.

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.

G Clark

Legal Member/Chair

23 January 2026