

Housing and Property Chamber
First-tier Tribunal for Scotland



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

Chamber Ref: FTS/HPC/RP/25/4019

Ms Natalie Stocks, 97 Luing, Airdrie, ML6 8ED ("the Applicant" and "the Tenant.")

Mr Kevin Goodwin, 17 Glendale Avenue, Airdrie, ML6 8DA ("the Respondent" and "the Landlord")

97 Luing, Airdrie, ML6 8ED registered in the Land Register of Scotland under title number LAN104820 ("the Property")

Tribunal Members:

Mr Martin McAllister, Solicitor (Legal Member) and Mr Andrew McFarlane, Chartered Surveyor (Ordinary Member) ("the tribunal")

NOTICE TO

Ms Kevin Goodwin

Whereas in terms of their decision dated 24 February 2026, the First-tier Tribunal for Scotland (Housing and Property Chamber) (the tribunal) determined that the Landlord has failed to comply with the duty imposed by Section 14 (1) (b) of the Housing (Scotland) Act 2006, the tribunal now makes a repairing standard enforcement order (RSEO) in the following terms and requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the Property meets the repairing standard in terms of Section 13 of the said Act and that any damage caused by the carrying out of any work in terms of this Order is made good.

The tribunal determined to make a RSEO in the following terms:

The Landlord is required to do the following:

1. **Produce to the Tribunal a current Gas Safety Certificate for the Property prepared by a suitably qualified gas engineer registered in the Gas Safe Register.**
2. **Engage a suitably qualified central heating engineer to inspect the central heating system, including the boiler, radiators and associated plumbing to ensure that it is in a reasonable state of repair, that the system is fully functioning in providing heating and hot water, and thereafter to carry out any necessary repairs.**
3. **Supply and fit a carbon monoxide detector in accordance with Scottish Government guidance.**
4. **Investigate and remedy the water leak from the bathroom, and repair the hole in the ceiling of the cupboard.**
5. **Replace the broken glazing units in the living room.**
6. **Produce a current Electrical Installation Condition Report for the Property. The Report requires to be prepared by an electrician registered with SELECT, NICEIC NAPIT or other accredited registered scheme who is either employed by a firm that is a member of such accredited scheme or is a self-employed member of such a scheme. The Report requires to confirm that the installation is "satisfactory," has appropriate RCD protection wholly compliant with the repairing standard and has no recommendations in the C1 or 2 category or F1 items for further investigation. It should also include PAT testing in respect of any electrical appliances supplied by the Respondent**

The Landlord is required to carry out the work required by the RSEO before 22 April 2026.

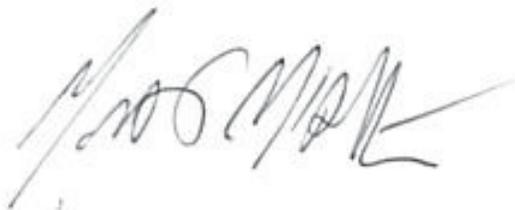
A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

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

In witness whereof these presents typewritten on this and the two preceding pages are executed by Martin Joseph McAllister, legal member of the First-tier Tribunal for Scotland at Saltcoats on 24 February 2026 before Peter Ashby, 21 Montgomerie Crescent, Saltcoats.



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