

**Housing and Property Chamber**  
**First-tier Tribunal for Scotland**

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**First-tier tribunal for Scotland (Housing and Property Chamber)**

**STATEMENT OF DECISION: Housing (Scotland) Act 2006**

**Reference number: FTS/HPC/RP/25/0785**

**Re: Property at 11/4, 1 Meadowside Quay Square, Glasgow, G11 6BS (“the Property”)**

**Title Number: GLA200526**

**The Parties:**

**Mr Steven Tran, residing at 11/4, 1 Meadowside Quay Square, Glasgow, G11 6BS (“The applicant”)**

**Mr Stephen McCann, c/o Alexandra House, 204 Bath Street, Glasgow, G2 4HW (“the Landlord”)**

**Tribunal Members:**

**Paul Doyle (Legal Member)**

**Sara Hesp (Ordinary Surveyor Member)**

**Unanimous Decision of the Tribunal**

The First-tier tribunal for Scotland (Housing and Property Chamber) (‘the tribunal’) certifies that the work required by the Repairing Standard Enforcement Order relative to the Property made on 5 August 2026 has been completed. Accordingly, the said Repairing Standard Enforcement Order is discharged.

**Background**

1. On 5 August 2025 the First-tier Tribunal for Scotland (Housing and Property Chamber) (‘the tribunal’) issued a decision requiring the Landlord to comply

with the repairing standard enforcement order (“RSEO”) made by the tribunal on 5 August 2025.

2. The Repairing Standard Enforcement Order (“RSEO”) required the Landlord to

repair or replace the balcony door so that it fits properly and so that it opens to provide access to the balcony

All within 3 months.

3. Following the expiry of the period for completion of the works a re-inspection was scheduled for 14 April 2026.

### **Compliance**

4. On 30 January 2026 the landlord’s agents contacted the tribunal and confirmed that the works required by the RSEO had been completed.

5. On 02/02/2026 the applicant emailed the tribunal and said

We can confirm that the balcony door has now been repaired and the issue has been resolved. We are pleased that the repair has finally been completed.

However, we wish to formally note our dissatisfaction with the length of time taken to address this issue. The repair itself took less than three hours to complete, which highlights how straightforward the work was. This stands in stark contrast to the significant amount of time, effort, and repeated chasing required to prompt action from GSPC for almost two years.

While the repair has now been carried out, we consider the delay to be unreasonable and wish this to be taken into account when considering the landlord’s compliance with the Repairing Standard during the relevant period.

6. In this appeal the tribunal’s jurisdiction is limited to considering whether or not the works required by the RSEO have been completed. We can no longer consider the applicant’s concern about the passage of time.

7. The tribunal is now satisfied that the work required by the RSEO have been completed.

## **Decision**

8. The tribunal therefore decided to issue a certificate of completion of works in terms of s.60 of the Housing (Scotland) Act 2006.

## **Right 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.

Signed  
P.DoyleLegal Member

February 2026