

Housing and Property Chamber

First-tier Tribunal for Scotland



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

**Repairing Standard Enforcement Order (RSEO): Housing (Scotland) Act 2006
Section 24**

Chamber Ref: FTS/HPC/RP/25/2535

Title Number: REN 121535

141B Ayr Road, Glasgow, G77 6RE (“the Property”)

Parties:

Ammara Imran, Imran Khan, formerly residing at 141B Ayr Road, Glasgow (“the former Tenants”)

Kausar Nizami, Flat 1/1, 192 Deanston Drive, Glasgow (“the Landlord”)

Tribunal Members:

Josephine Bonnar (Legal Member) and Nick Allan (Ordinary Member)

Whereas in terms of their decision dated 24 March 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 2006 Act’) and in particular, that the Landlord has failed to ensure that: -

- (i) The structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order,
- (ii) Any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and proper working order,
- (iii) Any furnishings provided by the landlord under the tenancy are capable of being safely for the purpose for which they are designed, and
- (iv) The house meets the tolerable standard.

The Tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the property meets the repairing standard and that any damage caused by the carrying out of any work in terms of this Order is made good.

In particular, the Tribunal requires the Landlord: -

1. To install interlinked smoke and heat detectors at the property which comply with current regulations and guidance.
2. To replace the defective extractor fans in the ensuite bathroom and shower room.
3. To replace the sealant and seals where necessary in the ensuite bathroom and shower room and carry out all necessary work to address the leaks from the bath, showers and wash hand basins.
4. To repair or replace the washing machine, tumble drier and dishwasher at the property.
5. To repair the deck of the balcony using suitable, weather proof materials.
6. To provide a current Electrical Installation Condition Report (EICR) and Portable Appliance Test (PAT) certificate (if applicable) for the property from a SELECT, NICEIC OR NAPIT accredited electrician containing no category C1 or C2 items of disrepair, which also confirms that smoke and heat detectors have been installed at the property in accordance with Scottish Government guidance.
7. To provide a current gas safety certificate from a Gas Safe registered engineer which refers to the provision of carbon monoxide detection and details the condition of the boiler.
8. To repair or replace the damaged floor tiles in both the kitchen and ensuite bathroom and shower room.
9. To replace the bed in the third bedroom with a new bed which is in a reasonable state of repair and capable of being used safely for the purpose for which it is designed.

The Tribunal order that the works specified in this Order must be carried out and completed within the period of eight weeks of the date of service of this Notice.

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.

In terms of Section 63 of the Act, 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 are executed by Josephine Bonnar, Legal Member of the Tribunal, at Motherwell on 24 March 2026 in the presence of the undernoted witness:-

J Bonnar