

**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: Section 26(1) of the Housing (Scotland) Act 2006**  
**(“the Act”)**

**Chamber Reference: FTS/HPC/RP/24/4305**

**Title Number: GLA90726**

**Re: 1/1, 24 Kirkintilloch Road, Bishopbriggs G64 2AL**  
**(“the House”)**

**The Parties:**

**George Stevenson, 1/1, 24 Kirkintilloch Road, Bishopbriggs G64 2AL**  
**(“the tenant”)**

**Stephen Anderson, 32 Moncrieff Avenue, Kirkintilloch, G66 4NJ**  
**(“the landlord”)**

**Tribunal Members:**

**Susan Christie (Legal Member)**  
**Carol Jones (Ordinary/Surveyor Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the tribunal”) having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order (‘RSEO’) dated 14 May 2025, determined that the Landlord has failed to comply with the RSEO. The tribunal determined that a Notice of that failure should be served on the local authority in whose area the House is situated in terms of Section 26(2)(a) of the Act.**

**Background**

1. On 27 May 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 dated 14 May 2025.
2. The RSEO required the Landlord to:

- (1) Repair the missing timber section of the left external storm door to the House to fill in the vertical gap that runs alongside the lock mechanism to ensure the storm doors are secure and open and close properly.
  - (2) Adjust or trim the internal front door to the House to ensure that the door can easily be closed into the door frame and locked.
  - (3) Clear and unblock the bathroom foul waste pipe of debris (including silt or stones) to allow free water egress.
  - (4) Install in the House satisfactory equipment for detecting fire and giving warning in the event of fire or suspected fire by installing one smoke detector in the room most frequently used for general daytime living purposes, one smoke detector in every circulation space, one heat detector in the kitchen of the House; all smoke and heat detectors to be ceiling mounted and interlinked. All in line with the Scottish Government Guidance on the tolerable standard Chapter 16: Satisfactory Fire Detection.
  - (5) Instruct a suitably qualified SELECT, NICEIC or NAPIT registered electrician to carry out a certified electrical inspection of the entire electrical installation of the House and all electrical appliances and equipment supplied by the landlord and carry out all necessary works to rectify any identified C1 and C2 categorised areas. Thereafter to provide the First-tier Tribunal for Scotland (Housing and Property Chamber) with a current satisfactory Electrical Installation Condition Report (EICR), including Portable Appliance Testing (PAT), prepared by a suitably qualified SELECT, NICEIC or NAPIT registered electrician.
  - (6) Instruct a suitably qualified Gas Safe registered engineer to carry out a gas safety inspection of the House. Thereafter to provide the First-tier Tribunal for Scotland (Housing and Property Chamber) with a current Gas Safety Record showing all gas appliances, fittings, chimneys and flues in the House are safe and working efficiently.
  - (7) Install an adequate carbon monoxide detector in the House to comply with current Scottish Government Guidance.
3. The Tribunal ordered that the works specified in the RSEO be carried out and completed within a period of twelve weeks of the date of service of the RSEO Notice.
  4. A re-inspection of the House was arranged to take place on 12 November 2025 but did not take place as the Landlord did not provide access.
  5. The re-inspection took place on a re-scheduled date of 10 December 2025 at 10a.m..

**The Re-inspection 10 December 2025 at 10a.m.**

6. At the time of the re-inspection the weather was overcast with some light rain.
7. Access on the day was given by the Landlord.
8. The tribunal inspected the House and noted the position regarding the work required under the RSEO. Their findings were as follows:

- (1) It is possible to open, close and lock the front storm doors properly, however the Landlord has only carried out a basic temporary repair to the left external storm door by fitting a strip of wood to cover the vertical gap at the lock. This strip of wood is not properly secured, and the nails are very loose.
  - (2) The Landlord has carried out repairs to the internal front door including the frame and locking mechanism and re-painted the door. It can now be easily opened, closed and locked.
  - (3) The Landlord has completely refurbished the shower room including the installation of a new toilet. This new toilet is in good working order and clears properly when flushed.
  - (4) The Landlord has installed ceiling mounted smoke and heat detectors in the hall, living room and kitchen which were tested by the tribunal at this inspection and found to be in proper working order. All detectors are interlinked and comply with current Scottish Government Guidance. The Landlord has also provided a Domestic Installation Certificate dated 10 August 2025 completed by GRC Fire Protection and Electronics which confirms the programming, installation and testing of the detectors along with compliance with Scottish Government Legislation.
  - (5) The Landlord has provided the tribunal with an Electrical Installation Report dated 9 August 2025 and completed by GM Electrics 1 Limited. This report details the extent of the installation covered as "Testing of all circuits" and assesses the installation as "Satisfactory". It does not identify any observations classified under Code C1 or Code C2 or identify any elements which require further investigation without delay (F1). However, no evidence has been submitted to the tribunal to demonstrate registration of the electrician with SELECT, NICEIC or NAPIT and searches of the relevant websites by the tribunal do not show any results for registration in relation to this company. No Portable Appliance Test (PAT) certificate showing details of an inspection and testing of any mobile electrical appliances and equipment has been provided to the tribunal.
  - (6) The Landlord has provided a Gas Safety Record dated 17 April 2025 and completed by a Gas Safe registered company, Saltire. This record details the gas boiler which is assessed as safe to use. The section on Defects states "flue integrity 20.9. filling loop connected. no compartment label. no bonding. no alarms in property". No actions are listed.
  - (7) The Landlord has not installed a carbon monoxide detector in the House to comply with current Scottish Government Guidance.
9. A Schedule of Photographs taken during the re-inspection is attached to this decision.

## **Further enquiries and communications of note**

1. On 17 December 2025 a Second Direction was issued to the landlord. It required, amongst other things, for the landlord to provide: written clarification as to whether there are any mobile electrical appliances or equipment in the House. If there are, to provide a Portable Appliance Test certificate (PAT) with a schedule showing the inspection/testing of said items; written evidence that the electrical work undertaken at the House by Gavin McLean of GM Electrics 1 Ltd, who provided an EICR dated 9 August 2025, has been carried out by a skilled person; by providing written evidence that this company is a member of an accredited registration scheme operated by a recognised body; accredited registration scheme operated by a recognised body means those operated by the SELECT (Electrical Contractors' Association of Scotland), NICEIC, or NAPIT (the National Association of Professional Inspectors and Testers); and, if the said company is not so registered, to provide the tribunal with an alternative EICR for the House by such a suitably qualified and registered person or company, to evidence compliance with the Repairing Standard Enforcement Order dated 14 May 2025.

All by 30 January 2026.

11. The landlord responded on 29 January 2026 by providing photographic evidence of there being installed in the House a carbon monoxide detector; a further permanent repair to the left external storm door; confirmed that there were currently no mobile electrical appliance or equipment within the House that required PAT testing; and provided a trade registration card asserting it confirmed that Gavin McLean is a skilled person and a member of the approved trade bodies ECS , SELECT and accredited to carry out the electrical works (photos 3525-3526).
12. Enquiries by the tribunal with the trade bodies failed to disclose any accredited registration for either the electrician Gavin McLean or the company GM Electrics 1 Ltd that complied with the RSEO and the Direction. The tribunal afforded the landlord a further opportunity to clarify to 5 March 2026. The landlord was advised that written evidence of such membership should be provided or an alternative EICR could be provided to comply with the RSEO, under caution that a failure to comply decision could be considered.
13. On 4 March 2026, the landlord provided an alternative EICR document which he said related to a revised visit on 4 March 2026. He indicated that the issue raised by the tribunal has been taken up by an alternative company which should provide confirmed registration to meet the terms of the Direction and RSEO.

## **Reasons for the Decision**

14. The RSEO required the Landlord to:
  - (1) Repair the missing timber section of the left external storm door to the House to fill in the vertical gap that runs alongside the lock mechanism

to ensure the storm doors are secure and open and close properly. The Landlord provided further photographs following on from a second attempt to repair the door. This occurred after the re-inspection. This satisfied the tribunal.

The tribunal determined that the Landlord has complied with this requirement.

- (2) Adjust or trim the internal front door to the House to ensure that the door can easily be closed into the door frame and locked.

The tribunal determined that the Landlord has complied with this requirement because of the findings of the Re-Inspection.

- (3) Clear and unblock the bathroom foul waste pipe of debris (including silt or stones) to allow free water egress.

The tribunal determined that the Landlord has complied with this requirement because of the findings of the re-inspection.

- (4) Install in the House satisfactory equipment for detecting fire and giving warning in the event of fire or suspected fire by installing one smoke detector in the room most frequently used for general daytime living purposes, one smoke detector in every circulation space, one heat detector in the kitchen of the House; all smoke and heat detectors to be ceiling mounted and interlinked. All in line with the Scottish Government Guidance on the tolerable standard Chapter 16: Satisfactory Fire Detection.

The tribunal determined that the Landlord has complied with this requirement because of the provision of a Fire Alarm Certificate by 'GRC' for a Domestic installation dated 10 August 2025; and the findings of the Re-Inspection.

- (5) Instruct a suitably qualified SELECT, NICEIC or NAPIT registered electrician to carry out a certified electrical inspection of the entire electrical installation of the House and all electrical appliances and equipment supplied by the landlord and carry out all necessary works to rectify any identified C1 and C2 categorised areas. Thereafter to provide the First-tier Tribunal for Scotland (Housing and Property Chamber) with a current satisfactory Electrical Installation Condition Report (EICR), including Portable Appliance Testing (PAT), prepared by a suitably qualified SELECT, NICEIC or NAPIT registered electrician.

The tribunal determined that the Landlord has not complied with this requirement in respect of provision of a current satisfactory EICR prepared by a suitable qualified SELECT, NICEIC or NAPIT registered electrician.

The photograph of a trade card for the contractor was produced. However, enquiries by the tribunal with the trade bodies have failed to disclose any such registration that complies with the RSEO and Direction. It checked the SELECT website and could not find the engineer, Gavin McLean, or the company, GM Electrics 1 Ltd and were unable to find him or the company registered as a member. Required body registration is with SELECT (Electrical Contractors' Association of Scotland), NICEIC, or NAPIT (the National Association of Professional Inspectors and Testers).

On 4 March 2026, the landlord provided an *alternative* EICR document

which he said related to a revised visit on 4 March 2026. He indicated that the issue raised by the tribunal has been taken up by an alternative company which should provide confirmed registration to meet the terms of the Direction and RSEO. This was headed Solarev Electrical Ltd and referred to the address of the House and the name of the landlord and was dated 4 March 2026. The electrician shown on page 2 of that document as having inspected and tested the installation is the same electrician who completed the first EICR that the tribunal was given, namely Gavin McLean of GM Electrics Ltd. There were anomalies in the document noted by the tribunal. The report is authorised by Craig Hughes under the new company name Solarev Electrical Ltd and at page 5 it states that Craig Hughes carried out the inspection, but this contradicts the electrician's name given on page 2 of the document. The report also says it is recommended that the installation is further inspected and tested by the 4 March 2026, the date of this report, when this should state a date 10 years ahead for an owner occupied property. Another anomaly is noted at pages 4 and 9 of the document, where the contractor's address is 29 Kingsland Drive (the address of GM Electrics 1 Ltd), where Solarev Electrical Ltd is registered at 221 Clarkston Road. All other page's state Solarev Electrical Ltd apart from 3 and 10 where there is no company name. While the company Solarev Electrical Ltd is an approved NICEIC registered company according to the NICEIC website the tribunal is not satisfied that the tribunal has been provided with a current satisfactory EICR prepared by a suitably qualified SELECT, NICEIC or NAPIT registered electrician based on an inspection and testing of the electrical installation on 4 March 2026 and the tribunal's observations above.

- (6) Instruct a suitably qualified Gas Safe registered engineer to carry out a gas safety inspection of the House. Thereafter to provide the First-tier Tribunal for Scotland (Housing and Property Chamber) with a current Gas Safety Record showing all gas appliances, fittings, chimneys and flues in the House are safe and working efficiently.

The tribunal determined that the Landlord has complied with this requirement because of the provision to the tribunal of a Gas Safety Record prepared by 'Saltire' dated 17 April 2025, who are Gas Safe Registered.

- (7) Install an adequate carbon monoxide detector in the House to comply with current Scottish Government Guidance.

The tribunal determined that the Landlord has complied with this requirement because of the provision of a photograph showing that there is now a carbon monoxide detector in the House near to the gas boiler.

15. The work specified in Part 5 of the RSEO has not been evidenced to the tribunal as having been completed, nor within the timescale provided in the said Order. The tribunal had provided the Landlord further opportunities to comply with the RSEO beyond the initial timeframe set out in the RSEO, but this has not met with full compliance.

16. No application has been made to vary, extend or revoke the RSEO.

17. The tribunal was satisfied that a decision could be made on the question of compliance, based on the information before it all as detailed above in this Decision, and that the Landlord had been made aware of the requirements of the RSEO and the potential consequences of non-compliance.
18. In light of the fact that there remains non-compliance with Part 5 of the RSEO, the tribunal determined that it was inappropriate to revoke the Order. Nor was it minded varying the RSEO and allow further time for the landlord to comply, as further time and opportunity to rectify it had already been given to him following upon the Re-inspection to resolve matters.
- (8) The tribunal then considered and had regard to section 26 of the Act and the matter of non-compliance with Part 5 of the RSEO. The tribunal, whilst mindful of the serious implications of non-compliance by a landlord, determined that the Landlord has failed to comply fully with Part 5 the RSEO without reasonable excuse. The tribunal took the view that regretfully the Landlord had failed to have regard to the requirements of the RSEO to provide the First-tier Tribunal for Scotland (Housing and Property Chamber) with a current *satisfactory* Electrical Installation Condition Report (EICR), prepared by *a suitably qualified SELECT, NICEIC or NAPIT registered electrician*. This remains the case despite the Landlord being given more than one opportunity by the tribunal to resolve the outstanding matters since the re-inspection. For clarity, the tribunal was satisfied that there were currently no mobile electrical appliances or equipment within the House that required PAT testing.
19. As the House appears to be unoccupied at present, no rent relief considerations arise.
20. The decision of the tribunal is unanimous.

### **Right of Appeal.**

**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.

# Susan Christie







## Re-inspection report



**Date of inspection:** Wednesday 10 December 2025

**Reference Number :** FTS/HPC/RP/24/4305

**Property:** 1/1, 24 Kirkintilloch Road, Bishopbriggs G64 2AL

**Surveyor:** Carol L Jones

**Previous Inspection:** The subject property was inspected by the First-tier Tribunal for Scotland (Housing and Property Chamber) on 14 May 2025 and as a result a Repairing Standard Enforcement Order (RSEO) dated 14 May 2025 was served.

**Access:** The owner Stephen Anderson provided access.

**Weather:** Overcast with some light rain.

**In attendance:** Susan Christie, Legal Member, Carol Jones, Ordinary Member and the owner Stephen Anderson attended the inspection.

## **Repairing Standard Enforcement Order (RSEO) dated 14 May 2025:**

The tribunal now requires the landlord to carry out such work as is necessary for the purposes of ensuring that the House 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 to: -

1. Repair the missing timber section of the left external storm door to the House to fill in the vertical gap that runs alongside the lock mechanism to ensure the storm doors are secure and open and close properly.
2. Adjust or trim the internal front door to the House to ensure that the door can easily be closed into the door frame and locked.
3. Clear and unblock the bathroom foul waste pipe of debris (including silt or stones) to allow free water egress.
4. Install in the House satisfactory equipment for detecting fire and giving warning in the event of fire or suspected fire by installing one smoke detector in the room most frequently used for general daytime living purposes, one smoke detector in every circulation space, one heat detector in the kitchen of the House; all smoke and heat detectors to be ceiling mounted and interlinked. All in line with the Scottish Government Guidance on the tolerable standard Chapter 16: Satisfactory Fire Detection.
5. Instruct a suitably qualified SELECT, NICEIC or NAPIT registered electrician to carry out a certified electrical inspection of the entire electrical installation of the House and all electrical appliances and equipment supplied by the landlord and carry out all necessary works to rectify any identified C1 and C2 categorised areas. Thereafter to provide the First-tier Tribunal for Scotland (Housing and Property Chamber) with a current satisfactory Electrical Installation Condition Report (EICR), including Portable Appliance Testing (PAT), prepared by a suitably qualified SELECT, NICEIC or NAPIT registered electrician.
6. Instruct a suitably qualified Gas Safe registered engineer to carry out a gas safety inspection of the House. Thereafter to provide the First-tier Tribunal for Scotland (Housing and Property Chamber) with a current Gas Safety Record showing all gas appliances, fittings, chimneys and flues in the House are safe and working efficiently.
7. Install an adequate carbon monoxide detector in the House to comply with current Scottish Government Guidance.

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

**Current position with regard to the works in the RSEO - see attached photographs:**

1. It is possible to open, close and lock the front storm doors properly however the owner has only carried out a basic temporary repair to the left external storm door by fitting a strip of wood to cover the vertical gap at the lock. This strip of wood is not properly secured and the nails are very loose.
2. The owner has carried out repairs to the internal front door including the frame and locking mechanism and re-painted the door. It can now be easily opened, closed and locked.
3. The owner has completely refurbished the shower room including the installation of a new toilet. This new toilet is in good working order and clears properly when flushed.
4. The owner has installed ceiling mounted smoke and heat detectors in the hall, living room and kitchen which were tested by the tribunal at this inspection and found to be in proper working order. All detectors are interlinked and comply with current Scottish Government Guidance. The owner has also provided a Domestic Installation Certificate dated 10 August 2025 completed by GRC Fire Protection and Electronics which confirms the programming, installation and testing of the detectors along with compliance with Scottish Government Legislation.
5. The owner has provided the tribunal with an Electrical Installation Report dated 9 August 2025 and completed by GM Electrics 1 Limited. This report details the extent of the installation covered as "Testing of all circuits" and assesses the installation as "Satisfactory". It does not identify any observations classified under Code C1 or Code C2 or identify any elements which require further investigation without delay (F1). However, no evidence has been submitted to the tribunal to demonstrate registration of the electrician with SELECT, NICEIC or NAPIT and searches of the relevant websites by the tribunal do not show any results for registration in relation to this company. No Portable Appliance Test (PAT) certificate showing details of an inspection and testing of any mobile electrical appliances and equipment has been provided to the tribunal.
6. The owner has provided a Gas Safety Record dated 17 April 2025 and completed by a Gas Safe registered company, Saltire. This record details the gas boiler which is assessed as safe to use. The section on Defects states "flue integrity 20.9. filling loop connected. no compartment label. no bonding. no alarms in property". No actions are listed.
7. The owner has not installed a carbon monoxide detector in the House to comply with current Scottish Government Guidance.

**All photographs were taken at the re-inspection on 10 December 2025 (see schedule below).**

**Comments:** This report will be submitted to the First-tier Tribunal for Scotland (Housing and Property Chamber) for their decision.

**Carol L Jones**  
**Ordinary Member (Surveyor)**  
**First-tier Tribunal for Scotland (Housing and Property Chamber)**

**10 December 2025**

Schedule of photographs taken during the re-inspection of 1/1, 24 Kirkintilloch Road, Bishopbriggs G64 2AL by the ordinary member (surveyor) of the First-tier Tribunal for Scotland (Housing and Property Chamber) on the 10 December 2025.  
Reference Number : FTS/HPC/RP/24/4305

	
External view of storm doors showing temporary repair - strip of wood at left side door - not secured properly/loose nails	Internal view of storm doors



Front door - adjustments carried out, new lock installed and re-painted



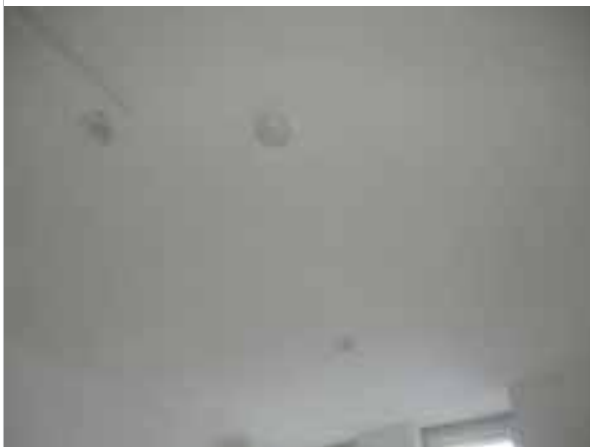
Shower Room - new toilet



Hall - ceiling mounted smoke detector



Living Room - ceiling mounted smoke detector



Kitchen - ceiling mounted heat detector



Kitchen - gas boiler housed in cupboard - no CO detector