

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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**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/25/5382**

**Title no: GLA27501**

**Flat 0/2, 14 Durward Court, Glasgow, G41 3RZ ("the Property")**

**The Parties:-**

**Mr Hugh Alam ("the Tenant")**

**Dr W H Cheah, 19 Glenpark Avenue, Glasgow, G46 7JE ("the Landlord")**

**Tribunal Members:**

**Steven Quither (Legal Member) and Nick Allan (Ordinary Member)**

Whereas in terms of their decision dated 25 APRIL 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 Act"), the Tribunal now makes a Repairing Standard Enforcement Order in the following terms and requires the Landlord to carry out such work as is 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 this Order is made good.

In particular the Tribunal requires the Landlord:-

- (a) In respect of the bathroom, to investigate and remedy the source of whatever is causing the saturation of its floor, to undertake all necessary repairs to remove and replace all rotten timber, replace the floor covering to an appropriate finish and replace any toilet fittings causing leakage;
- (b) In respect of the kitchen floor, to repair and replace if necessary the broken floor tiles or recover the floor to an appropriate and secure finish; and
- (c) In respect of the hall cupboard, to carry out all necessary works to render it free from dampness and mould.

The Tribunal order that the works specified in this Order must be carried out and completed within the period of 8 weeks from 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 typewritten on this and the preceding page are executed by STEVEN ROBERT QUITHER, legal member of the Tribunal, at GLASGOW on 29th APRIL 2026 in the presence of the undernoted witness:-

# S Quither

KATHERINE IRWIN

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Libberton Village Road

Lanark ML11 8LX