

# **Housing and Property Chamber**

## **First-tier Tribunal for Scotland**

---



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

**REPAIRING STANDARD ENFORCEMENT ORDER: Housing (Scotland) Act 2006, Section 24(2)**

**Chamber Ref: FTS/HPC/RP/26/0599**

**Property at Flat 5, 38 Tay Street, Perth (Title Number STG26878) (the Property)**

**The Parties:-**

**Mr Miah Ahmad Zubair and Sanjana Islam, Flat 5, 38 Tay Street, Perth, PH1 5TR (the Applicants)**

**SGL Investment Limited, 26-28 High Street, City Centre, Dundee, DD1 1TA (the Respondent)**

### **NOTICE TO MS SGL Investment Limited (THE RESPONDENT / LANDLORD)**

**WHEREAS in terms of its decision dated 12 August 2026 the tribunal determined that the Respondents have failed to comply with the duty imposed by section 14(1)(b) of the Housing (Scotland) Act 2006 and in particular that the Respondent has failed to ensure that the Property meets the following aspects in the repairing standard:**

- (a) the house is wind and water tight and in all other respects reasonably fit for human habitation,
- (b) the structure and exterior of the house ... are in a reasonable state of repair and in proper working order,
- (c) the installations in the house for the supply of ... gas ... and heating water are in a reasonable state of repair and in proper working order,

(d) any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order,

(h) the house meets the tolerable standard.

(j) the house has satisfactory provision for, and safe access to, a food storage area and a food preparation space, and

the tribunal now requires the Respondent 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 Respondent to:

1. To provide a copy of a valid Gas Safety Certificate from a suitably qualified engineer which meets current Scottish Government Requirements;
2. To fit an interlinked system of smoke alarms and adequate carbon monoxide alarms which complies with Scottish Government guidance in respect of this element of the Tolerable Standard, '*Guidance relating to the Tolerable Standard on satisfactory fire detection and satisfactory carbon monoxide detection*', Published 20 June 2023, Local Government and Housing Directorate, ISBN, 9781805259893, <https://www.gov.scot/publications/tolerable-standard-guidance-satisfactory-fire-carbon-monoxide-detection/> [accessed 13 August 2026].
3. To repair or replace the kitchen extractor hood so that there is satisfactory ventilation and so that it is in a reasonable state of repair and proper working order.
4. To repair or replace the integrated dishwasher so that there is satisfactory ventilation and so that it is in a reasonable state of repair and proper working order.
5. To repair or replace the cracked window pane in the kitchen window so that the house is wind and water tight and in all other respects reasonably fit for human habitation; that the structure and exterior of the house are in a reasonable state of repair and proper working order', and that it is structurally stable.

6. To repair or or replace the door and internal shelf on the under sink cupboard in the kitchen so that it is in a reasonable state of repair and proper working order.
7. To repair or replace the principal bedroom windows so that they are fully operational and can be safely opened and closed, so that the house is wind and water tight and in all other respects reasonably fit for human habitation; that the structure and exterior of the house are in a reasonable state of repair and proper working order, that it is structurally stable, and that it has satisfactory provision for ventilation.

The tribunal orders that the works specified in this Order must be carried out and completed by 11 September 2026

### **Right of Appeal**

**A party aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only 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 an 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 type written on this and the three preceding pages are executed by Ms. Susanne L M Tanner, K.C., Legal Member and chair of the tribunal

**S Tanner** \_\_\_\_\_

Legal Member / Chair

signed on 7 September 2026 (date) at Edinburgh

before this witness:-

**F Tanner** \_\_\_\_\_

Witness

FELIX JAMIE MURNING TANNER name in full

ADVOCATES' LIBRARY Address

PARLIAMENT HOUSE, EDINBURGH, EH1 1RF