

Housing and Property Chamber
First-tier Tribunal for Scotland



**REPAIRING
STANDARD
ENFORCEMENT
ORDER**

Chamber Ref: FTS/HPC/RP/26/0743

Re: Property at 63, North Lodge Wynd, Glasgow, G33 4BG registered in the Registers of Scotland under Title Number GLA249463 ("the Property")

The Parties:

Ms. Stacey Hunt residing at the Property ("the Tenant")

and

SFH OPCO Limited having a place of business at Central House, Otley Road, Harrogate, HG3 1UF ("the Landlord")

Notice to Landlord

SFH OPCO Limited having a place of business at Central House, Otley Road, Harrogate, HG3 1UF

Whereas in terms of its decision dated 4 September 2026, the First-tier Tribunal for Scotland determined that the Landlord had failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 in respect of Sections 13(1)(a) and 13(1) (b) of the Act, the First-tier Tribunal now requires the Landlord to carry out the following works or other such works as are necessary for the purposes of ensuring that the Property meets the Repairing Standard and that any damage caused by carrying out of the works in terms of the Order is made good.

The Landlord must on or before 30 November 2026 carry out all of the following:-

1. Carry out all works necessary to provide a proper working drainage system which collects the water accumulating on the surface and in the top soil layer of the rear garden ground and

disposes of this water to leave the rear garden ground in a condition reasonably fit for human habitation and for the enjoyment of the occupants of the living accommodation;

2. Carry out all incidental and restorative works occasioned by the works necessary to comply with this Order to leave the garden ground reinstated as a grassed area and in the condition required by the Repairing Standard.

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.

Further, in terms of Section 28(1) of the Housing (Scotland) Act 2006, a landlord who, without reasonable excuse, fails to comply with a Repairing Standard Enforcement Order commits an offence liable on summary conviction to a fine not exceeding Level 3 of the standard scale, and in terms of Section 28(5) of that Act, also commits an offence if he or she enters into a tenancy or occupancy agreement in relation to a house at any time during which a Repairing Standard Enforcement Order has effect in relation to the house.

In Witness Whereof these presents printed on this and the preceding pages are subscribed as follows: they are signed by me, Karen Moore, Chairperson of the Tribunal at Glasgow on 4 September 2026 before:

J Buchanan

K Moore

Witness

Name (in print)

Jamie Buchanan

Occupation

Administrative Officer

Address:

C/o Glasgow Tribunals Centre
20 York Street
Glasgow
G2 8GT