

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) as varied under section 25(1)

Reference number: FTS/HPC/RP/25/5387

Re: Property at 2/1, 11 Wellshot Road, Glasgow G32 7XL (registered under title number GLA68918) ("Property")

The Parties:

Katherine Morison, 2/1, 11 Wellshot Road, Glasgow G32 7XL ("Tenant")

Javed Ashraf, 1703, Al Aryam Tower A, Al Mina Street, Al Mina, Abu Dhabi, UAE, PO Box 47215 ("Landlord")

Smart Property Lets, 11 Dellingburn Street, Greenock PA15 4RN ("Landlord's Representative")

Tribunal Members :

Joan Devine (Legal Member); Robert Buchan (Ordinary Surveyor Member)

NOTICE TO: Javed Ashraf ("the Landlord")

Whereas in terms of its decision dated 14 September 2026, the Tribunal determined that the Landlord had failed to comply with the duty imposed on them by Section 14(1)(b) of the Housing (Scotland) Act 2006.

The Tribunal now requires the Landlord to carry out such work as are necessary for the purpose 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 before the date specified in this order.

In particular the Tribunal requires the Landlord to :

- 1. Instruct Electrical Contractor to inspect the light and the air vent in the bathroom and carry out such works as are necessary to install a suitable bathroom light fitting and an extractor fan which meets current requirements.**
- 2. Instruct a plumber to inspect the drainage system in the Property and carry out such works as are necessary to ensure the drainage system in the Property is in proper working order.**
- 3. Repair or replace the wardrobe doors which have come off the runner.**
- 4. Repair or replace the broken cord on the blind in the living area.**

The Tribunal orders that the works specified in this order must be carried out and completed within the period of 2 months from the date of service of the RSEO dated 14 September 2026.

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 type written on this and the preceding page are executed by Joan Devine, Legal Member of the Tribunal at Glasgow on 14 September 2026 in the presence of this witness : J Devine

S Kennedy

Legal Member

Witness Signature

SUSAN KENNEDY

Name

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