Housing and Property Chamber
First-tier Tribunal for Scotland

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

Repairing Standard Enforcement Order (RSEO): Housing (Scotland) Act 2006, Section 24

Chamber Ref: FTS/HPC/RT/25/3975

Land Register Title Number: ANG15591

Property at 100 Spey Drive, Dundee, DD2 4AR ("the Property")

The Parties:-

Dundee City Council, 5 City Square, Dundee, DD1 3BA ("the Third Party")

Mr Zeeshan Sohail and Mrs Afshan Anayat, 100 Spey Drive, Dundee, DD2 4AR ("the Tenants")

Mr Romeo Rajput, 263 Wilfred Avenue, Leeds, West Yorkshire, LS8 3PX ("the Landlord")

Whereas in terms of their decision dated 23 September 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") and in particular that the Landlord has failed to ensure that:-

(a) Any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order.

(b) The house meets the tolerable standard, in particular –

In the case of a house having a supply of electricity, it complies with the relevant requirements in relation to the electrical installations for the purposes of the supply.

the tribunal now requires the Landlord 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.

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In particular the tribunal requires the Landlord:-

(i) To instruct a suitably qualified electrical contractor who must be registered with SELECT, NICEIC or NAPIT, to carry out a full and thorough inspection of the entire electrical wiring, installations and apparatus throughout the Property, including earthing and equi-potential bonding to all circuits/installations as appropriate and to repair or renew any parts which are identified in said report found to be of Category C1 or C2 to ensure the installation and apparatus is fully functioning and meets current regulatory standards and to provide an Electrical Installation Condition Report (EICR) to the tribunal confirming that the installations, apparatus and wiring meet current regulatory standards.

(ii) To provide to the tribunal a statement from the suitably qualified electrical contractor or electrician describing the provision of smoke and heat detection within the property and confirming that it complies with the Scottish Government's Guidance relating to the Tolerable Standard on satisfactory fire detection.

(iii) To provide to the tribunal a copy of the Tenancy Agreement between the Landlord and the Tenants and where portable appliances are stated therein to have been provided to the Tenants, or where portable appliances have otherwise been provided by the Landlord to the Tenants whether or not stated to be so provided in terms of the Tenancy Agreement, to provide to the tribunal a statement from the suitably qualified electrical contractor or electrician describing those appliances and the results of portable appliance testing.

(iv) To provide to the tribunal an up to date Legionella Risk Assessment in satisfactory terms prepared by a suitably qualified contractor.

The tribunal orders that the works specified in this Order must be carried out within the period of 30 days from the date of service of this Notice.

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.

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.

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This is in terms of Section 28(5) of the Act.

In witness whereof these presents type written on this and the two preceding pages are executed by Miss Gillian Buchanan, Solicitor, 3rd Floor, Glasgow Tribunals Centre, 20 York Street, Glasgow G2 8GT, Legal Member of the tribunal at Dundee on 23 September 2026 before this witness:-

G Buchanan