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

STATEMENT OF DECISION: in terms of Section 60 of the Housing (Scotland) Act 2006 ("the Act") in respect of an application under Section 22(1A) of the Act

Chamber Reference number: FTS/HPC/RT/17/0168

Re: Property at Flat 1/1, 263, Langside Road, Glasgow, G42 8XX registered in the Land Register for Scotland under Title Number GLA13278 ("the Property")

Ms Shabnum Sattar residing sometime at 9 Brent Road, Thornliebank, Glasgow, G46 8JG and now at Flat 2/2, 41, Holmlea Road, Glasgow, G44 4BJ ("the Landlord")

Glasgow City Council, having a place Of business at Samaritan House, 3rd Floor, 79, Coplaw Street, Glasgow, G42 7JG ("the Third Party Applicant")

Tribunal Members
Karen Moore (Chairperson) Donald Wooley (Ordinary Member)

The Tribunal, having made such enquiries as it saw fit for the purposes of determining whether a certificate of completion in respect of the Repairing Standard Enforcement Order (RSEO) can be granted, determined that, as it is

satisfied that the work required by the RSEO has been carried out, a certificate in terms of Section 60 of the Act is granted.

This Decision should be read in conjunction with Decision and RSEO dated 30 June 2017 and Failure to Comply Decision and Rent Relief Order dated 24 November 2017.

Background

1. By application received on 26 April 2017, ("Application"), the Third - party Applicant applied to the First-tier Tribunal for Scotland (Housing & Property Chamber) for a determination that the Landlord had failed to comply with the duty imposed on him by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act") in respect that the Property does not meet the Repairing Standard in respect of Sections 13(1)(a), 13(1) (c), 13(1) (f) and 13(1) (g) Of the Act.

2. On 30 June 2017, the Tribunal issued a determination that the Landlord had failed to comply with the duty imposed on her by Section 14 (1) (b) of the Housing (Scotland) Act 2006 ("the Act") and on the same date, issued a Repairing Standard Enforcement Order (RSEO) as follows:- *"The Landlord must on or before 11 August 2017:- 1. Instruct a SELECT or NICEIC electrician to carry out a full inspection Of the electrical installation and apparatus throughout the Property and to repair or renew any parts which require to be renewed or repaired to ensure the installation and apparatus is fully functioning and meets current regulatory standards and provide a EICR to the tribunal 2. Instruct a gas safe engineer to carry out a full inspection Of the gas central heating system and to repair or renew any parts which require to be renewed or repaired to ensure the installation and system is fully functioning and meet current regulatory standards and provide a gas safety certificate to the tribunal; 3. Repair or renew the broken rear facing window by replacing all panes of glass and renewing or repairing the surrounding frame to ensure that the window is fully functioning and*

complies with current regulations; 4 Provide and install sufficient hard wired and interlinked smoke, heat and fire detectors to comply with current regulations as defined in the revised statutory guidance detailed in Domestic Technical Handbook prepared by the Scottish Government."

Further Inspections

3. A further Inspection took place on 13 September 2017 after which the Tribunal made a finding of Failure to Comply with the RSEO and imposed a Rent Relief Order dated 24 November 2017.

Final Inspection

4. A final Inspection took place on 30 September 2026 at which the Tribunal was satisfied that the works required by the RSEO had been completed.

Decision of the Tribunal and Reasons for the Decision of the Tribunal

5. Having found that the works required by the RSEO as varied have been carried out, the Tribunal issued a certificate of completion in terms of Section 60 of the Act.

6. The decision of the Tribunal is unanimous.

Appeal

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.

K Moore

Signed
Karen Moore, Chairperson 23 October 2026