



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

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

Reference number: FTS/HPC/RP/20/0471

**Re: Property at Flat 1/1, 764 Pollokshaws Road, Glasgow, G41 2AE (“the
Property”)**

The Parties:

**Ms Janette Ross residing at Flat 1/1, 764 Pollokshaws Road, Glasgow, G41
2AE (“the Tenant”)**

**Mr Mohammed Alam, 738 Pollokshaws Road, Glasgow, G41 2AE (“the
Landlord”)**

Tribunal Members

**James Bauld (Legal Member and Chair)
Donald Wooley (Ordinary Member)**

**NOTICE TO THE LANDLORD, Mr Mohammed Alam, 738
Pollokshaws Road, Glasgow, G41 2AE**

Whereas in terms of their decision dated 25 January 2022, the First-tier tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Landlord had 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:-

- the house is wind and water tight and in all other respects reasonably fit for

- (4) Instruct a suitably qualified contractor to inspect those areas of damp in the bathroom, specifically around and below the WC and wash hand basin, identify the source and complete all necessary repairs to ensure that the property is dry
- (5) carry out repairs to the shower within the bathroom to ensure it is in a reasonable state of repair and in proper working order
- (6) carry out repairs (or if necessary replacement) to the WC to ensure it does not leak when flushed.
- (7) Install smoke detectors within the living room and hall and a heat detector in the kitchen, ensuring that they meet the requirements contained in the with the Housing (Scotland) Acts 1987 and 2006 (as amended) ensuring that the detectors are interconnected and fully functional.

The First-tier Tribunal order that the works specified in this Order must be carried out and completed within the period of four (4) weeks from the date of service of this Notice

A landlord, tenant or third party applicant 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 a Repairing Standard Enforcement Order ("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 agreement 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

J Bauld

S Callaghan

Chairperson of the tribunal

Dated: 11 April 2022

witness 11 April 2022
SIMONE CALLAGHAN
LEGAL EXECUTIVE
TC YOUNG
7 WEST GEORGE ST
GLASGOW