

Housing and Property Chamber
First-tier Tribunal for Scotland



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

Reference Number: FTS/HPC/RP/17/0417

RE: Property at 11C Laird Place, Glasgow, G40 1JS

(hereinafter referred to as “the Property”).

Title Number: GLA156782 in the Land Register of Scotland

The Parties:-

Mr William Pickering, formerly 11C Laird Place, Glasgow, G40 1JS

(“the Tenant”)

And

Mr Alan McPherson, Formerly C/O 1-2 Let Ltd, 104 Bellgrove Street, Glasgow, G31 1AA and now at 15 Silvergrove Street, Glasgow G40 1DA

(“the Landlord”)

NOTICE TO

Mr Alan McPherson, Formerly C/O 1-2 Let Ltd, 104 Bellgrove Street, Glasgow, G31 1AA and now at 15 Silvergrove Street, Glasgow G40 1DA

(“the Landlord”)

Whereas in terms of their decision dated 31st January 2018, the First-tier 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 the Property is wind and water tight and in all other respects reasonably fit for human habitation.

The First-tier 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 under section 13(1) of the Act and that any damage caused by carrying out of any work required under this Order is made good.

In particular, the First-tier Tribunal requires the Landlord:-

- 1) To instruct an appropriately qualified plumber to carry out an inspection of the pipework in the bathroom and in particular under the bath to identify the cause of any water leakage (if any) and to advise on and carry out any remediation works as a result of their findings. All invoices and receipts for work carried out to be sent to the office of the First-tier Tribunal: Housing and Property Chamber as confirmation of satisfactory completion of works.**
- 2) To repair or replace the flooring in the bathroom and the kitchen in order to ensure that the Property is wind and water tight and in all other respects reasonably fit for human habitation and that the fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order.**
- 3) To repair or replace the silicon seals round the bath in the bathroom in order to ensure that the Property is wind and water tight and in all other respects reasonably fit for human habitation and that the fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order.**
- 4) To repair or replace the grouting to the tiles in the bathroom in order to ensure that the Property is wind and water tight and in all other respects reasonably fit for human habitation and that the fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order.**

The First-tier Tribunal order that works specified in this Order must be carried out and completed within the period of two months from the date of service of this Order.

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 of 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 (including any successor in title) also commits an offence if he or she or they

enter into a tenancy or occupancy arrangement in relation to a house at any time during which a RSEO has effect in relation to a house. This is in terms of Section 28(5) of the Act.

IN WITNESS HEREOF, these presents typewritten on this page and the preceding two pages are executed by Rory A. B. Cowan, Legal Member of the First-tier Tribunal: Housing and Property Chamber at Glasgow on 2nd February 2018 before this witness:

Signed

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Date: 2nd February 2018

Rory A. B. Cowan

..... Witness Date: 2nd February 2018

ANN McLACHLAN Name of Witness

16 ROYAL EXCHANGE SQUARE
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GLASGOW, Address of Witness