

Housing and Property Chamber
First-tier Tribunal for Scotland



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

Chamber Ref: FTS/HPC/RT/19/1744

Variation of Repairing Standard Enforcement Order

Housing (Scotland) Act 2006 Section 25

The Property:

Flat 0/1, 221 Langside Road, Glasgow G42 8XY ("The Property")

Title no: GLA81313

The Parties:

Mr Florin Teglas, Flat 0/1, 221 Langside Road, Glasgow G42 8XY ("the Tenant"); and

Mrs Rukhsana Ahmed, 25 Hillside Road, Glasgow G43 1DB ('the Landlord')

Tribunal Members:

G McWilliams (Legal Member)

A McFarlane (Ordinary Member)

The Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") having decided on 6th January 2020 that the Repairing Standard Enforcement Order ("RSEO") relative to the Property, dated 12th August 2019, should be varied, the said RSEO is hereby varied with effect from the date of service of this Notice in the following respect:-

1. The period allowed for completion of the remaining works and actions required by the RSEO is extended by forty two (42) days from the date of service of this Decision Notice upon the parties. The remaining works are as follows:
 - (i) Install an operational fire detection and warning system including at least: one functioning smoke alarm in the room which is frequently used for general day time living purposes (in this case the living-room); one functioning smoke alarm in every circulation space (in this case the entrance hall); one heat alarm in the kitchen. All alarms should be ceiling mounted and interlinked The system should comprise either mains operated alarms or tamper proof long life lithium battery alarms and comply with the Scottish Government current Guidance for Private Landlords on satisfactory provision for detecting and warning of the fires;
 - (ii) Install one Carbon Monoxide Detector in every space containing a fixed combustion appliance (in this case the kitchen). The location and type of detector should comply

with the Scottish Government statutory Guidance for the provision of Carbon Monoxide alarms in Private Rented Housing.

all in terms of Section 13(1)c of the Housing (Scotland) Act 2006.

Appeal

A Landlord, Tenant or Third Party Applicant aggrieved by this Decision of the Tribunal may appeal to the Upper Tribunal for Scotland ("the Upper Tribunal") 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 Tribunal. That Party must seek permission to appeal within 30 days of the date this Decision Notice 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.

In witness whereof these presents typewritten on this and the preceding page are executed by Gerald McWilliams, Legal Member of the Tribunal, at Glasgow on 6th January 2020 before this witness:-

____ A Thomson _____ Witness

G McWilliams

Gerald McWilliams
Legal Member

ABIGAIL THOMSON Name in full

GLASGOW TRIBUNAL Address

CENTRE

20 YORK STREET

GLASGOW

G2 8QT