

Housing and Property Chamber

First-tier Tribunal for Scotland



REPAIRING STANDARD ENFORCEMENT ORDER

Chamber Ref: FTS/HPC/RP/23/2118

Re: Property at 3/1, 385, Sauchiehall Street, Glasgow G2 3HU being the subjects registered in the Land Register for Scotland under Title Sheet Number GLA201107 ("the Property")

The Parties:

Sauchiehall Investments Limited, a company registered under the Companies Acts under registered number SC471249 and having a registered office at Trident House, Renfrew Road, Paisley, PA3 4EF ("the Landlord") per their agents, LetUs, 2-2, 190 West George St, Glasgow, G2 2NR ("the Landlord's Agents")

Tribunal Members:

K: Moore (Chairperson) and D Wooley (Ordinary and Surveyor Member)

Notice to Landlord

Sauchiehall Investments Limited, a company registered under the Companies Acts under registered number SC471249 and having a registered office at Trident House, Renfrew Road, Paisley, PA3 4EF

Whereas in terms of its decision dated 30 October 2023, the First-tier Tribunal for Scotland determined that the Landlord had failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 in respect of Sections 13(1)(a), 13(1)(f) and 13(1)(h) of the Act, the First-tier Tribunal now requires the Landlord to carry out the following works or other such works as are necessary for the purposes of ensuring that the Property meets the Repairing Standard and that any damage caused by carrying out of the works in terms of the Order is made good.

The Landlord must on or before 20 December 2023 carry out all of the following:-

1. Install, electrical mains supplied, inter-connected hard wired or, wireless long life battery, smoke and heat detectors within the property in accordance with current Scottish Government regulations for residential property in multiple occupation.

2. Renew, repair or adapt the fire escape door leading to the rear court of the building, ensuring that it complies with all relevant statutory legislation, is capable of providing adequate security and cannot be opened from outside.
3. Repair the security gates leading to the rear lane ensuring that they are capable of closure and locking, are in a reasonable state of repair and in proper working order
4. Produce a current Electrical Installation Condition Report for the Property. The Report requires to be prepared by an electrician registered with SELECT, NICEIC NAPIT or other accredited registered scheme who is either employed by a firm that is a member of such accredited scheme or is a self-employed member of such a scheme. The Report requires to have no recommendations in the C1 or C2 category and, where applicable, the outcome in respect of the individual areas should be appropriately marked with a "tick" if in an acceptable condition.
5. Repair or renew the defective poorly secured section of ceiling plaster within the common entrance at ground level.
6. Remove all debris, bedding, cardboard and stored rubbish, constituting a fire hazard, from the base of the stairs ensuring there is free and unrestricted access to the rear fire escape door.

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.

In Witness Whereof these presents printed on this and the preceding pages are subscribed by K Moore, Chairperson of the tribunal, at Glasgow on 30 October 2023
before this witness, Nc Moore, solicitor,