

**Housing and Property Chamber**  
**First-tier Tribunal for Scotland**

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

**REPAIRING STANDARD ENFORCEMENT ORDER**  
**Ordered by the Tribunal**

**RE: All and Whole the dwelling house known as 8 Sandhaven Gardens,  
Dundee registered in the Land Register under Title no ANG47208**

**The Parties:**

**Rachel Jones, 8 Sandhaven Gardens, Dundee DD5 1RJ ("the Tenant")**

**Zafar Saleem and Mussarat Saleem, 211A Albert Street, Dundee DD4 6QA  
("the Landlord")**

**Reference number: FTS/HPC/RP/23/3390**

**NOTICE TO ZAFIR SALEEM AND MUSSARAT SALEEM**

**WHEREAS** in terms of its decision dated 25 March 2024 the Tribunal determined that the Landlord has failed to comply with the duty imposed by section 14(1)(b) of the Housing (Scotland) Act 2006 and in particular that the Landlord has failed to ensure that the House meets the repairing standard in that:

*"(a) the house is wind and water tight and in all other respects reasonably fit for human habitation"*

The Tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the House meets the repairing standard and that any damage caused by the carrying out of any work in terms of this Order is made good.

In particular, the Tribunal requires the Landlord:

- 1 To render the roof watertight so as to prevent water ingress into the House.
- 2 To carry out repairs such that the bedroom is free of damp and mould and to redecorate the bedroom.

The Tribunal orders that the works specified in this Order must be carried out and completed within 35 days 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 the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the decision and the 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 two preceding pages are signed by John Miller McHugh, Chairperson of the Tribunal at Edinburgh on the Twenty Fifth day of March Two Thousand and Twenty Four in the presence of the undernoted witness: