

Housing and Property Chamber
First-tier Tribunal for Scotland



Statement of Decision: Section 25(1) of the Housing (Scotland) Act 2006: (the Act).

Chamber Ref: FTS/HPC/RP/25/4019

97 Luing, Airdrie, ML6 8ED registered in the Land Register of Scotland under title number LAN104820 (“the Property”)

The Parties:-

Ms Natalie Stocks, 97 Luing, Airdrie, ML6 8ED (“the Applicant” and “the Tenant.”)

Mr Kevin Goodwin, 17 Glendale Avenue, Airdrie, ML6 8DA (“the Respondent” and “the Landlord”)

Tribunal Members:

Mr Martin McAllister, Solicitor (Legal Member) and Mr Andrew McFarlane, Chartered Surveyor (Ordinary Member) (“the tribunal”)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the tribunal”) determines that the Repairing Standard Enforcement Order relative to the Property dated 24 February 2026 should be varied with effect from the date of service of this Notice as follows:-

The period allowed for the completion of the work required by the order is extended until 7 August 2026.

Background

1. The tribunal inspected the Property on 12 February 2026. Following a Hearing on the same day, the tribunal issued a repairing standard enforcement order (RSEO) dated 24 February 2026 in the following terms:

The Landlord was required to:

- (a) **Produce to the Tribunal a current Gas Safety Certificate for the Property prepared by a suitably qualified gas engineer registered in the Gas Safe Register.**
- (b) **Engage a suitably qualified central heating engineer to inspect the central heating system, including the boiler, radiators and associated plumbing to ensure that it is in a reasonable state of repair, that the system is fully functioning in providing heating and hot water, and thereafter to carry out any necessary repairs.**
- (c) **Supply and fit a carbon monoxide detector in accordance with Scottish Government guidance.**
- (d) **Investigate and remedy the water leak from the bathroom, and repair the hole in the ceiling of the cupboard.**
- (e) **Replace the broken glazing units in the living room.**
- (f) **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 confirm that the installation is “satisfactory,” has appropriate RCD protection wholly compliant with the repairing standard and has no recommendations in the C1 or 2 category or F1 items for further investigation. It should also include PAT testing in respect of any electrical appliances supplied by the Respondent**

The Landlord was required to carry out the work required by the RSEO before 22 April 2026.

2. On 29 and 30 May and 1 June 2026, the Landlord emailed the Tribunal. He provided a list of the works which had been carried out in part compliance with the RSEO. The Landlord advised that electrical works still required to be done and that he was reliant on his contractor getting access. He asked for consideration to be given for an extension to the time allowed for compliance with the RSEO.

Discussion and Determination

3. The tribunal accepted that the emails submitted by the Landlord demonstrated that he has carried out most of the works required by the RSEO and that he was dependent on further access from the tenant to allow electrical work to be done.
4. The tribunal considered it reasonable to vary the RSEO in view of the fact that the Landlord had taken steps to comply with it. The tribunal had regard to Section 25 (3) (b) (ii) of the Housing (Scotland) Act 2006.
5. The tribunal determined that the RSEO should be varied to allow the Landlord until 7 August 2026 to comply with its terms.

A landlord, tenant or third party applicant 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.

In terms of Section 63 of the Act, 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.

**Martin J. McAllister, solicitor,
Legal Member of Tribunal.
5 June 2026**