



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 24 (1) of the Housing (Scotland) Act 2006 ("The Act")

Chamber Ref: FTS/HPC/RP/25/1373

Re: Property at 42 Babylon Drive, Bellshill, ML4 2DN ("the Property") being the subjects registered in the Land Register of Scotland under Title Number LAN145425

Parties

Mr Raymond Simmonds, ("the Tenant")

Mr Benedick Nevo ("the Landlord")

Tribunal Members:

Mr Andrew McLaughlin (Legal Member) and Mr Kingsley Bruce (Ordinary Member)

Background

[1] By Decision dated 16 December 2025, the Tribunal determined that the Landlord had failed to comply with the duty imposed by Section 14 (1) (b) of the Act and made a Repairing Standard Enforcement Order ("RSEO").

[2] The terms of the RSEO were that the Landlord must:

- 1. Demonstrate that the Extractor Fan in the kitchen has been reinstated and made operational.*
- 2. Demonstrate that the Property has a compliant smoke/fire detection system.*
- 3. Demonstrate that the boiler is in good working order and the Property has adequate heating and provision for the supply of hot water.*

[3] The Landlord was provided with two months to comply.



Re-inspection

[4] The Tribunal thereafter reinspected the Property at 10 am on 30 March 2026. Having inspected the Property, the Tribunal concluded that the terms of the order had not been complied with. All the terms of the order remained unaddressed and nothing had been done at all to remedy the issues identified.

The decision of the Tribunal is unanimous

Right of Appeal

In terms of Section 46 of the Tribunal (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.

A McLaughlin

Legal Member/Chair

— **12 May 2026**
Date