

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

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



Repairing Standard Enforcement Order (RSEO): Housing (Scotland) Act 2006 Section 24

**Reference number: FTS/HPC/RT/25/5044**

**Re: Property at 2/1 19 Bridge Street, Glasgow, G5 9JB ("the Property")**

**The Parties:**

**Ms Christina Nascimento ("the Tenant")**

**Mr Gordon Happer, 2/2, 226 Wilton Street, Glasgow, G20 6BJ ("the Landlord")**

**Glasgow City Council - Neighbourhood, Regeneration & Sustainability Service (PRS), 231 George Street, Glasgow, G1 1RX ("the Third Party Applicant")**

**Title Number: GLA144014.**

Whereas in terms of their decision dated 11 August 2026, The First-tier Tribunal for Scotland (Housing and Property Chamber) ('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 ("The Act") and in particular that the Landlord has failed to ensure that:

- 1. Any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order*
- 2. Any furnishings provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed*

the Tribunal now requires the Landlord to carry out such work as is necessary for the purposes of ensuring that the House concerned 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 to:-

**[1] Remove the tape sealing the sash to the frame on the two windows in Bedroom two and then repair or replace the seals between the sash and frame and overhaul**

**or replace the operating mechanism all to leave the windows wind and watertight and in a reasonable state of repair and in proper working order.**

**[2] Remove, repair or replace the mirrored wardrobe doors in Bedroom two to leave in a reasonable state of repair and in proper working order.**

[10] The Landlord has two months to carry out these works.

The Tribunal order that the works specified in this Order must be carried out and completed within the period of two months from the date of service of this Notice.

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.

Please note that in terms of section 28(1) of the Act, a landlord who, without reasonable excuse, fails to comply with a RSEO commits an offence liable on summary conviction to a fine not exceeding level 3 on the standard scale. A landlord (and that includes any landlord's successor in title) also commits an offence if he or she enters into a tenancy or occupancy arrangement in relation to a house at any time during which a RSEO has effect in relation to the house. This is in terms of Section 28(5) of the Act.

In witness whereof these presents type written on this and the preceding page(s) are executed by Andrew McLaughlin , legal member of the Tribunal, at .....on 11 August 2026

\_\_\_\_\_A McLaughlin\_\_\_\_\_ Legal Member