

Housing and Property Chamber

First-tier Tribunal for Scotland



Repairing Standard Enforcement Order

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

(Hereinafter referred to as “the Tribunal”)

Case Reference Number: FTS/HPC/RP/26/0660

Re: 1/1 43 Curzon Street, Glasgow, G20 9HD, being part of the subjects described in Lease by the Corporation of the City of Glasgow to Scottish Garden City Housing Society Limited dated Aug. 11 and 17 1961 and registered Aug 19 1961 (Search Sheet Glasgow 89236) (“the house”)

The Parties:-

Mr Chris Murphy, residing at the house (“the tenant”)

Scottish Garden City Housing Society Ltd (otherwise known as Veterans Housing Scotland), having its registered address at 3 Redheughs Rigg, Edinburgh, Lothians, EH12 9DQ (“the landlord”)

Tribunal Members:

Sarah O'Neill (Legal Member) and Nick Allan (Ordinary (Surveyor) Member)

NOTICE TO: Scottish Garden City Housing Society Ltd (the Landlord)

Whereas in terms of its decision dated 4 August 2026, the tribunal determined that the landlord had failed to comply with the duty imposed by Section 14 (1) (b) of the Act, and in particular that the landlord has failed to ensure that the house meets the repairing standard in that the house is not wind and watertight and the structure and exterior of the house are not in a reasonable state of repair and in proper working order.

The tribunal therefore makes a Repairing Standard Enforcement Order (RSEO) as required by section 24 (2) of the Act.

The tribunal now requires the landlord to carry out such work as is necessary for the purpose 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 before the date specified in this order.

In particular, the tribunal requires the landlord to undertake any necessary works to remove damaged and distressed render from the exterior of the house and replace this in order to ensure that the house is wind and watertight and that the structure and exterior of the house is in a reasonable state of repair and in proper working order.

The Tribunal orders that the works specified in this order must be carried out and completed **by 31 December 2026**.

Rights of Appeal

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.

Please note that in terms of section 28(1) of the Housing (Scotland) Act 2006, 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 typewritten on this and the preceding page are signed by Sarah Frances O'Neill, solicitor, Chairperson of the First-tier Tribunal (Housing and Property Chamber), at Glasgow on the fourth day of August, Two Thousand and Twenty-Six.