

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

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

Case reference FTS/HPC/RP/25/5275

Parties

Ms Kerry McGlone (Applicant)

Mr Pravesh Randev (Respondent)

17 Auchinloch Road, Lenzie, Glasgow, G66 5ES (House)

Land Register Title number GLA121842

Tribunal members

James Bauld (Legal Member) and Robert Buchan (Ordinary Member)

NOTICE TO THE LANDLORD, Pravesh Randev

Whereas in terms of their decision dated 27 August 2026, the First-tier tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') determined that the Landlord had failed to comply with the duty imposed by Section 14 (l)(b) of the Housing (Scotland) Act 2006 ("The Act") and in particular that the Landlord has failed to ensure that:-

- the house is wind and water tight and in all other respects reasonably fit for human habitation,
- the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working

order

- The installations in the Property for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order
- The house meets the tolerable standard

The tribunal now requires the Landlord to carry out such works as are necessary for the purposes of ensuring that the Property 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

- Instruct a Chartered Building Surveyor to carry out a full report on the condition of the property insofar as it relates to the Repairing Standard. The instruction should include a copy of this Order and the accompanying Decision and Statement of Reasons and should specifically include a requirement to inspect the roof space with a forewarning of the high ceilings to be encountered. The report should be submitted to the Tribunal for their further deliberation within 30 days of the date of this Order.
- Provide a current Electrical Installation Condition Report (EICR) dated after the date of this Order from a SELECT, NICEIC or NAPIT registered and approved contractor following a full inspection of the electrical installation and apparatus throughout the house confirming the installation and apparatus is fully functioning and meets current regulatory standards and containing no category C1 or C2 items of disrepair. The EICR should include specific reference to the provision of RCD protection and smoke and heat detection in accordance with existing Scottish Government guidance. This guidance is available at

<https://www.gov.scot/binaries/content/documents/govscot/publications/regulation-directive-order/2024/01/repairing-standard-statutory-guidance-private-landlords/documents/repairing-standard-statutory-guidance-private-landlords/repairing-standard-statutory-guidance-private-landlords/govscot%3Adocument/repairing-standard-statutory-guidance-private-landlords.pdf>

- Instruct a plumber to inspect and test the plumbing system to resolve the issue of excessive noise and to render the central heating system capable of being properly controlled such that it

- is in a reasonable state of repair and in proper working order
- Any damage caused by the carrying out of any work in pursuance of the duty to ensure that the property meets the repairing standard should be made good.

The First-tier Tribunal order that the works specified in this Order must be carried out and completed within the period of 8 weeks 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 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 Repairing Standard Enforcement Order ("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 agreement 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

J Bauld

Signed
Chairperson

Date 27 August 2026

