Housing and Property Chamber
First-tier Tribunal for Scotland

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

Reference number: FTS/HPC/RP/26/0305

Title Number: GLA218823

Re: 1/2, 456 Victoria Road, Glasgow, G42 8YU ("the Property")

The Parties:
Mrs Jean Thomson, 1/2, 456 Victoria Road, Glasgow, G42 8YU ("the Tenant")
Ms Maria Lander, Mr Peter Large, 0/1, 18 March Street, Glasgow, G41 2PX ("the Landlords")

Whereas in terms of their decision dated 8 September 2026, The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') determined that the Landlords have 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 Landlords have failed to ensure that:-

- the house is wind and water tight and in all other respects reasonably fit for human habitation,
- the installations in the house for the supply of water, gas, electricity (including residual current devices) and any other type of fuel and for sanitation, space heating by a fixed heating system and heating water are in a reasonable state of repair and in proper working order,
- any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order,
- the house meets the tolerable standard.

the Tribunal now requires the Landlords 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 Landlords:-

(a) Repair or replace gas fire in the living room;

(b) Install a fixed heating system capable of heating all rooms within the property;

(c) Provide an up to date gas safety record thereafter confirming inspections of all gas appliances within property by Gas Safe engineer;

(d) Ensure all required carbon monoxide alarm(s) are property sited and securely mounted to comply with current statutory guidance;

(e) Install a smoke detector in the hallway interlinked with existing detectors to comply with current statutory guidance.

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 pages are executed by Mr Alastair Houston, Solicitor, Legal Member of the Tribunal at Glasgow on 21 September 2026 before this witness:-

witness

Hannah Houston