Housing and Property Chamber
First-tier Tribunal for Scotland

Statement of Decision of the Housing and Property Chamber of the First-tier Tribunal for Scotland under Section 26 (1) of the Housing (Scotland) Act 2006

Chamber Reference number: FTS/HPC/RT/26/0478

Re: Property at Flat 3/1. 574 Cathcart Road, Glasgow G42 8AB ("the Property")

Title Number; GLA44406

The Parties:

Glasgow City Council, Exchange House, 231 George Street, Glasgow G1 1RX ("the Third-Party Applicants")

Mr Kesar Singh Bharj and Mrs Manjit Bharj, Rose Cottage, Haynes Park, Church End, Haynes, Bedford MK5 3BJ ("the Landlords")

Tribunal Members: George Clark, Legal Member
Kingsley Bruce, Ordinary (Surveyor) Member

Decision

The First-tier Tribunal for Scotland Housing and Property Chamber, having made such enquiries as it saw fit for the purposes of determining whether the Landlords have complied with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 determined that the Landlords have not failed to comply with that duty.

Background

1. On 28 January 2026, the Third-Party Applicants applied to the Housing and Property Chamber of the First-tier Tribunal for Scotland ("the Tribunal") for a determination of whether the Landlords had failed to comply with the duties imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 ("the Act").

2. The Third-Party Applicants contended that the kitchen window lock, the washing machine, the bathroom ceiling covering, the bedroom window, the stained bedroom ceiling and the leaking toilet should all be repaired or replaced.

The Inspection

3. The Tribunal Members inspected the Property on the morning of 16 September 2026 and were admitted by the Tenants. The Landlords were represented by Mr Zubair Anwar of Property 4U, Glasgow. The Third-Party Applicants had

intimated to the Tribunal that they would not be attending the Inspection or Hearing.

4. A Schedule of Photographs, taken at the Inspection, is attached to and forms part of this Statement of Decision.

5. The Tribunal noted that the kitchen and bedroom windows have been replaced, a new washing machine has been installed, the bathroom and stained bedroom ceilings have been redecorated, and the toilet has been replaced.

The Hearing

6. Following the Inspection, a Hearing was held by means of a telephone conference call, which was attended by Mr Anwar on behalf of the Landlords.

7. The surveyor Member of the Tribunal summarised the findings of the Inspection.

8. The Tribunal advised Mr Anwar that it appeared that all of the items of disrepair set out in the application had been attended to and that the Tribunal would not be making a Repairing Standard Enforcement Order.

Reasons for Decision

9. A landlord has a duty under Section 14(1)(b) of the Act, to ensure that the Property meets the Repairing Standard at all times during the tenancy.

10. The Tribunal's view was that all of the items included in the application have been satisfactorily dealt with. Accordingly, the Landlords have not failed to ensure the Property meets the Repairing Standard.

11. The Tribunal's Decision was unanimous.

G Clark- Legal Member 24 September 2026