

Housing and Property Chamber
First-tier Tribunal for Scotland



**Statement of Decision: Section 60 (5) (b) of the Housing (Scotland) Act 2006:
(the Act).**

Chamber Ref: FTS/HPC/RP/23/0182

**Flat 3/2, 14 Mount Pleasant Street, Greenock, PA15 4DD registered in the Land
Register of Scotland under Title Number REN34612 (“the Property”)**

The Parties:-

**Samuel James Wright, current address unknown (“the former Tenant” and
“the Applicant”)**

**Sofia Wellander, BRF Arsta Park Tvaakersgrand 3, Alvsjo, 12673 Sweden (“the
Landlord”)**

**Corbett and Shields Ltd, 1 Ratho Street, Greenock, PA15 2BU (“the letting
agent”)**

Tribunal Members:

**Mr Martin McAllister, Solicitor (Legal Member) and Ms Lori Charles, Chartered
Surveyor (Ordinary Member) (“the tribunal”)**

Decision

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
tribunal”) determines that the work required by a Repairing Standard
Enforcement Order (RSEO) which was dated 9 July 2023 and was in terms of
Section 24 (2) of the 2006 Act, has been complied with.**

Background

1. The tribunal inspected the Property on 3 July 2023 and issued a Decision dated 9 July 2023. On 9 July 2023, the tribunal issued a repairing standard enforcement order (RSEO) in the following terms:

The Landlord will carry out, or arrange for others to carry out, repairs to the roof to ensure that there is no water ingress to the Property.

The Landlord was required to comply with the RSEO before 15th October 2023.

Reinspections and Variations of the RSEO

2. There were various reinspections as a consequence of which the tribunal varied the RSEO to give the Respondent more time to comply.
3. The most recent variation allowed the Landlord until 30 September 2025 to comply with the terms of the RSEO.

Reinspection 14 November 2025

4. The tribunal inspected the Property on 14 November 2025. Ms Sellar of the letting agents was in attendance. Prior to the inspection, the letting agent had submitted an invoice relating to work carried out on the roofs of the tenement in which the Property is situated and the adjoining tenement. Photographs of the roofs had also been submitted.
5. The ordinary member used a damp meter and it was observed that the reading indicated that there was moisture present. It was noted that the works to the roof had been carried out a matter of twenty five days prior to the inspection.
6. The tribunal determined that the Landlord had made efforts to resolve the issue of water ingress and noted from the photographs the works which had been carried out. The tribunal considered that the moisture readings detected were probably because the plaster was still drying after recent repairs to the roofs.
7. The tribunal determined that the RSEO had been complied with and that it is appropriate to issue a certificate of compliance.

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.

**Martin J. McAllister, solicitor,
Legal Member of Tribunal.
23 November 2025**