

Housing and Property Chamber

First-tier Tribunal for Scotland



Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 60 of the Housing (Scotland) Act 2006

Chamber Ref: FTS/HPC/RP/24/5537

The Property: Flat 2-2, 2 Haughview Terrace, Glasgow, G5 0LN ("The Property")

Land Register Title Number- GLA216523

The Parties:

Mrs Yin Fun Cheng, c/o Clyde Property Ltd, 8 Busby Road, Clarkston, Glasgow, G76 7XL ("the Landlord")

Tribunal Members:

G McWilliams- Legal Member
L Charles - Ordinary Member

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal'), having made such enquiries as it saw fit for the purposes of determining whether the Respondent Landlord has complied with the Repairing Standard Enforcement Order made by the Tribunal on 2nd September 2025, decided that the Landlord has complied with the Order and that a Certificate of Completion of Works should be issued in terms of Section 60 of the Housing (Scotland) Act 2006 ("the Act"),

Background

1. On 2nd September 2025, 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 (1)(b) of the Housing (Scotland) Act 2006 ("The Act") and made a Repairing Standard Enforcement Order ("RSEO") in respect of the Property. The RSEO required the Landlord to:
 - i) carry out appropriate investigations to determine the cause of the high moisture readings around the toilet in the bathroom in the Property; and

- ii) carry out such repairs and other works, to ensure that the moisture readings in the bathroom are reduced to safe levels, there is no dampness in that room and that the Property complies with the Repairing Standard; and
 - iii) provide appropriate documentation and/or certification confirming the execution of the repairs and works and that the moisture readings in the bathroom are reduced to satisfactory levels, there is no dampness in that room and that the Property complies with the Repairing Standard.
2. The Tribunal determined that the RSEO required to be complied with by 31st October 2025.

The Re-inspection

3. The Tribunal re-inspected the Property on 21st April 2026. A copy of the Tribunal's Re-inspection Report is attached to and forms part of this Decision. The Report recorded that the works required under items (i), (ii), and iii) in the RSEO had been completed.

Reasons for Decision

4. Having re-inspected the Property, the Tribunal is satisfied that the works required by the RSEO have been carried out. The decision of the Tribunal is unanimous.
5. Accordingly, a Certificate of Completion should be issued and it also accompanies this Decision.

Right 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

Signed G McWilliams Tribunal Legal Member

21st April 2026