

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 60 of the Housing (Scotland) Act 2006

Chamber Reference number: FTS/HPC/RP/24/5358

Re: Property at 30 Parkhead Gardens, Edinburgh EH11 4RR (“the Property”)

Title No: MID119927

The Parties:

Mr Andrew Campbell, 30 Parkhead Gardens, Edinburgh EH11 4RR (“the Tenant”)

Mr William Goodfellow, 36 Atheling Grove, South Queensferry EH30 9PF (“the Landlord”)

**Tribunal Members: George Clark, Legal Member
Greig Adams, Ordinary (Surveyor) Member**

Decision

The First-tier Tribunal Housing and Property Chamber (“the Tribunal”), having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order (“the Order”) in respect of the Property made on 6 August 2025 in terms of Section 28(1) of the Housing (Scotland) Act 2016 (“the Act”), determined that the Landlord has complied with the Order and that a Certificate of Completion of Works should be issued.

Background

- 1. On 6 August 2025, following an Inspection and Hearing on 16 July 2025, the Tribunal made a Repairing Standard Enforcement Order (“RSEO”) in respect of the Property. The RSEO required the Landlord:**

- (i) to replace defective plasterwork in the bedroom adjacent to the rear external door and thereafter redecorate as necessary.
 - (ii) to instruct a suitably qualified electrician to reattach the hall light fitting to the ceiling.
 - (iii) to provide the Tribunal with a full copy of a current Electrical Installation Condition Report in respect of the Property, issued by an electrical contractor who is registered with NICEIC, NAPIT or SELECT, showing the overall condition of the installation to be Satisfactory and containing no C1 or C2 items of disrepair.
 - (iv) to replace the toilet flush handle and ensure the flushing mechanism is in proper working order and
 - (v) to replace the broken handle to the top hopper of the kitchen window.
2. The Tribunal ordered that the Certificate should be exhibited and the necessary repair works completed within six weeks of the date of service of the Order on the Landlord.
 3. On 28 May 2026, the Tenant advised the Tribunal that he had vacated the Property.
 4. The Tribunal reinspected the Property on the morning of 10 July 2026. The Landlord was present. The Tenant, having vacated the Property, was no longer a Party to the application.
 5. A Reinspection Report, including photographs taken at the inspection is attached to and forms part of this Decision.

Summary of the issues

6. The issues to be determined were whether the Landlord has carried out the works required by the RSEO and has, therefore, complied with the RSEO.

Reasons for Decision

7. As detailed in the Reinspection Report, the Tribunal found that all the work required by the RSEO has been carried out.
8. The decision of the Tribunal was unanimous.

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.

G Clark

Signed

Legal Member/Chair

Date: 10 July 2026