

Housing and Property Chamber

First-tier Tribunal for Scotland



Statement of Decision: Sections 25(1) and 60(5) of the Housing (Scotland) Act 2006: (the Act).

Chamber Ref: FTS/HPC/RP/25/2782

1B Aitken Street, Largs, North Ayrshire, KA30 8AT registered in the Land Register of Scotland under title number AYR27078 (“the Property”)

The Parties:-

Ms Carly Dawson, 1B Aitken Street, Largs, North Ayrshire, KA30 8AT (“the Applicant” and “the Former Tenant.”)

CHAP, Michael Lynch Centre, 71 Princes Street, Ardrossan, Ayrshire, KA22 8DG (“the Applicant’s Representative”)

Ms June Friel, 3 Anderson Street, Port Glasgow, Inverlyde, PA14 5EP (“the Respondent” and “the Landlord”)

Tribunal Members:

Mr Martin McAllister, Solicitor (Legal Member) and Mr Donald Wooley, Chartered Surveyor (Ordinary Member) (“the tribunal”)

Decision

- (i) The tribunal determines that the Landlord has complied with the repairing standard enforcement order dated 16 February 2026.**
- (ii) The tribunal determines to issue a certificate in terms of section 60 (5) of the Housing (Scotland) Act 2006.**

Background

- 1. The tribunal inspected the Property on 6 February 2026 and made a Decision dated 16 February 2026. It made a repairing standard enforcement order (RSEO) on the same date. The Landlord was required to:**

- 1.1 Reinstate curtain rails and rods which were removed to facilitate the energy efficiency works.
- 1.2 Redecorate those areas of the Property which had been plastered during the energy efficiency works.
- 1.3 Investigate the water ingress to the kitchen ceiling and undertake works necessary to eradicate it, and thereafter reinstate the décor.
- 1.4 Ensure that there is a reliable supply of hot water and that there is sufficient pressure to the kitchen tap.
- 1.5 Repair or renew the tiling at the shower.
- 1.6 Repair or renew the shower curtain rail and supply a shower curtain or install a shower screen.
- 1.7 Renew the Yale type lock at the entry door of the Property.
- 1.8 Produce a current Electrical Installation Condition Report for the Property. The Report requires to be prepared by an electrician registered with SELECT, NICEIC NAPIT or other accredited registered scheme who is either employed by a firm that is a member of such accredited scheme or is a self-employed member of such a scheme. The Report requires to confirm that the installation is “satisfactory,” has appropriate RCD protection wholly compliant with the repairing standard and has no recommendations in the C1 or 2 category or F1 items for further investigation. It should also include PAT testing in respect of the Cooker.

2. Subsequent to the making of the RSEO, the tenancy was terminated.

Reinspection 16 July 2026

3. The tribunal inspected the Property on 16 July 2026. Following the inspection, the Ordinary Member produced a schedule of photographs and reinspection report which is attached to this decision and referred to for its terms.
4. The Landlord had submitted an Electrical Installation Condition Report and the tribunal considered that it was in acceptable terms, other than in relation to PAT testing of the cooker. It was noted at the reinspection that the cooker had not been replaced. The Landlord indicated that the cooker was to be replaced and that she was awaiting installation of it.

5. In other respects, the tribunal was satisfied that the RSEO had been complied with.
6. On 5 August 2026, the Landlord emailed the Tribunal and attached a copy of a photograph showing that a new cooker had been installed in the Property.
7. The tribunal determined that there had been compliance with the RSEO and that it should issue a certificate in terms of Section 60 (5) of the 2006 Act.

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.
6 August 2026**