

Housing and Property Chamber

First-tier Tribunal for Scotland



Statement of Reasons for Certificate of Completion of Work : Housing (Scotland) Act 2006 Section 60

Reference number: FTS/HPC/RP/23/4306

Re: Property at 12 Pladda Avenue, Broomlands, Irvine, North Ayrshire KA11 1DR (registered under title number AYR42604) ("Property")

The Parties:

Donna Todd, 12 Pladda Avenue, Broomlands, Irvine, North Ayrshire KA11 1DR ("Tenant")

CHAP, Michael Lynch Centre, 71 Princes Street, Ardrossan, North Ayrshire KA11 8DG ("Tenant's Representative")

Ka Ming Leung, 63 Beecheno Road, Norwich NR5 8TP ("Landlord")

Tribunal Members :

Joan Devine (Legal Member); Andrew McFarlane (Ordinary Surveyor Member)

DECISION

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('Tribunal'), having made such enquiries as are fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order dated 27 November 2024 (as varied) ("RSEO") in terms of Section 26(1) of the Housing (Scotland) Act 2006 ("the Act"), decided that the works specified in the RSEO have been completed to the satisfaction of the Tribunal, and grants a Certificate of Completion to the effect of discharging the RSEO.

REASONS

1. Reference is made to the RSEO which required the Landlord to carry out the works specified therein within 16 weeks of the date of service of the RSEO.
2. Following the expiry of the time limit, the Tribunal carried out a re-inspection of the Property on 27 March 2025 and prepared a re-inspection report.
3. The re-inspection carried out on 27 March 2025 disclosed that the works specified in the RSEO had been completed. A copy of the report was sent to the Landlord who responded indicating that he agreed with the reinspection report and did not

require a hearing. A copy of the report was sent to the Tenant's Representative who said the Tenant was satisfied that the Landlord had complied with the RSEO.

4. The Tribunal resumed consideration of the Application and determined that in view of the terms of the re-inspection report it was not necessary to hold a hearing, and it determined to issue a Certificate of Completion to the effect of discharging the RSEO.

Right of Appeal

In terms of Section 46 of the Tribunal (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.

J.Devine

**Legal Member
14 April 2025**