

First-tier tribunal for Scotland (Housing and Property Chamber)

STATEMENT OF DECISION in respect of an application under Section 24 (1) of the Housing (Scotland) Act 2006 (“the Act”) and issued under the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2016

Reference number: FTS/HPC/RP/24/4076

Land Register Title number REN85219

Re: Property at Flat 0/2, 10 Netherhill Crescent, Paisley PA3 4RU (“the Property”)

The Parties:

**Laura McClelland and Reece Evans (“the Applicants/Tenants”)
represented by Ms Stella Cojocar, Renfrewshire Citizens Advice
Bureau**

Keith Campbell , residing at 8 Acer Crescent, Paisley PA2 9LR (“the Respondent/Landlord”)

Tribunal members

**James Bauld (Legal Member) and Sara Hesp (Ordinary Member
Tribunal Members**

Background and initial decision

1. By decision dated 7 February 2025 the tribunal issued a determination which decided that the landlord had failed to comply with the duties imposed by Section 14 (1) of the Housing (Scotland) Act 2006 (“the

2006 Act”). On the same date the tribunal issued a Repairing Standard Enforcement Order (“RSEO”) in respect of the property.

2. In terms of the RSEO the landlord was ordained to carry out certain works to the property within three months of the date of the order.
3. The required works were as follows:
 - To instruct a SELECT, NICEIC or NAPIT registered electrician to carry out a full inspection of the electrical wiring, installations and apparatus throughout the Property and to repair or renew any parts which are identified in said report to be of Category C1 or C2 to ensure the installation and apparatus is fully functioning and meets current regulatory standards and provide an Electrical Installation Condition Report (EICR) to the tribunal confirming that the installations, apparatus and wiring meet current regulatory standards
 - Repair (or replace) the heat detector in the kitchen, ensuring that it meets the requirements contained in the with the Housing (Scotland) Acts 1987 and 2006 and in particular that it is interlinked to the existing smoke detectors within the property
 - Repair (or replace) the oven within the kitchen to ensure that it is in a reasonable state of repair and in proper working order.

The re-inspection

4. On 6 June 2025 the tribunal members again attended to carry out a re-inspection.
5. A report was prepared by the ordinary member of the tribunal. On that date the tribunal noted that all works required in terms of the RSEO had been competed with the exception of the production of an Electrical Installation Condition Report (EICR) in respect of the property.
6. A copy of the report was circulated to parties and by email dated 24 October 2025, the landlord submitted a copy of a valid and up to date

an Electrical Installation Condition Report (EICR) in respect of the property dated 23 October 2025.

7. The tribunal was therefore satisfied that all works required in terms of the RSEO have now been completed and resolved that the RSEO should be revoked.

Decision

The Tribunal accordingly unanimously agreed that the RSEO should be revoked and that the Certificate of Completion in terms of the RSEO should be issued.

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 an 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.