

Housing and Property Chamber

First-tier Tribunal for Scotland



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

**CERTIFICATE OF COMPLETION OF WORK: Housing (Scotland) Act 2006
Section 60**

Chamber Ref: FTS/HPC/RP/22/0177

Title No: SEL2255

**30 Meikle Street, Galashiels TD1 1LL
("the Property")**

The Parties:-

**Miss Holly Aiton, residing at 30 Meikle Street, Galashiels
("the former tenant")**

**Mr Steven Hill residing at 20 Panmure Place, Edinburgh EH3 9JJ
("the former landlord")**

The Tribunal

**Richard Mill (Legal Member)
Greig Adams (Ordinary Member)**

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") hereby **certifies** that the work required by the Repairing Standard Enforcement Order relative to the Property made on 28 April 2022 has been completed satisfactorily. Accordingly, the said Repairing Standard Enforcement Order relative to the Property is herewith discharged. Reference is made to the corresponding statement of decision providing the Tribunal's reasons.

Right of Appeal

1. 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.

2. 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 Tribunal and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

In witness whereof these presents type written on this and the preceding page are executed by Richard George Mill, solicitor, 69-71 Dalry Road, Edinburgh EH11 2AA, legal member of the tribunal at Edinburgh on 27 February 2026 before this witness:

R Mill

Housing and Property Chamber
First-tier Tribunal for Scotland



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

**STATEMENT OF DECISION OF THE HOUSING AND PROPERTY
CHAMBER OF THE FIRST-TIER TRIBUNAL FOR SCOTLAND UNDER
SECTION 60(5) OF THE HOUSING (SCOTLAND) ACT 2006**

Chamber Ref: FTS/HPC/RP/22/0177

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**30 Meikle Street, Galashiels TD1 1LL
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The Parties:-

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**Mr Steven Hill residing at 20 Panmure Place, Edinburgh EH3 9JJ
("the former landlord")**

The Tribunal

**Richard Mill (Legal Member)
Greig Adams (Ordinary Member)**

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") unanimously determined that:-

- i. The Repairing Standard Enforcement Order in respect of the property made on 28 April 2022 has been complied with and a Certificate of Completion should be issued in terms of Section 60(5) of the Housing (Scotland) Act 2006.
- ii. The Rent Relief Order made on 28 October 2022 is revoked.

Background

1. The Tribunal made a Repairing Standard Enforcement Order (RSEO) dated 28 April 2022 which required the landlord to carry out the following :-
 - "1. To undertake building works to the external stair and landing, at the rear of the property, to prevent water ingress into the property.
 2. To strip the internal rear wall of the bedroom of the property, make good any damage caused by the water ingress, install a damp proof membrane, reinstate the wall and redecorate."

Reasons for Decision

2. The Tribunal is satisfied that the RSEO has been complied.
3. The property has been sold and is now owner occupied. The current occupier reports no water ingress and has provided photographic evidence of this.
4. Prior to sale the former landlord vouched building works which had been undertaken to the external elevation of the property, including the external staircase. Various remedial works had been undertaken such as pointing at the junction between risers and treads, pointing at the staircase to the rear elevation wall junction and also between stone flags at the walkway. There was also minor infilling of areas of cracks and voids of previous concrete repairs to the stairs. There were further pointing works undertaken to the rear elevation above the bedroom window. The previous wall lining to the rear elevation wall had been removed. Despite all of the above water ingress was continuing at the time of the Tribunal's reinspection on 12 September 2022.
5. More recently the bedroom window has been removed with part of the rear wall being taken away and the rear elevation redesigned with the creation of a doorway. The door and surround fitted is wind and watertight. As referred to earlier, there is no longer any water ingress into the bedroom.
6. The Tribunal was satisfied on the basis of the documentary evidence and other submissions by the current occupier, that the RSEO has been complied with. It would be disproportionate to further reinspect the property or conduct any further hearing.
7. The property now meets the repairing standard and the Tribunal accordingly determined that the landlord has complied with the Repairing Standard Enforcement Order made on 28 April 2022 and that a Certificate of Completion should in these circumstances be issued. The Rent Relief Order previously issued will now be revoked.

Right of Appeal

8. 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.
9. 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.

In witness whereof these presents type-written on this and the preceding page(s) are executed by Richard George Mill, solicitor, 69-71 Dalry Road, Edinburgh EH11 2AA, legal member of the Tribunal at Edinburgh on 27 February 2026 before this witness:-

R Mill