



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Rule 39 of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017

Chamber Ref: FTS/HPC/RN/25/3654

Property: 27 Woodside Street, Rosyth KY11 2JR (“the Property”)

Parties:

ALV Holdings Limited, 1 The Dairy, Ridhead Farm, Kincardine FK10 4AT (“the Landlords”)

and

Miss Anji Miller, 27 Woodside Street, Rosyth KY11 2JR (“the Tenant”)

Tribunal members: George Clark (Legal Member/Chair) and David Godfrey (Ordinary Member/Surveyor)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) decided, following a Review request by the Tenant, to Review its Decision of 14 March 2026 and to re-issue the Decision, suitably amended.

Background

1. Following an Inspection and Hearing on 4 March 2026, the Tribunal, on 14 March 2026, made a Rent Determination Decision in terms of Section 29 of the Private Housing (Tenancies) (Scotland) Act 2016. The Decision was issued to the Parties.
2. On 19 March 2026, the Tenants’ representative asked the Tribunal for clarification of an apparent discrepancy between Paragraphs 10 and 18 of the Decision

Reasons for Decision

3. Rule 39 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may, either at its own instance or at the request of a party review a decision made by it where it is necessary in the interests of justice to do so.

4. The Tribunal reviewed the Decision and noted that it had incorrectly stated in Paragraph 18 of its Decision that the rent set by the Tribunal was effective from 17 October 2025, being the date on which it would have been increased in terms of the decision of the Rent Officer. Section 29(2) of the 2016 Act provides, however, that the Tribunal must make an Order stating that from the “effective date” the rent payable is the rent determined by the Tribunal and, where the Tribunal does not make its Order on or before the date on which the rent would have been increased had a referral to the Rent Officer not been made, the “effective date” is the first payment date falling on or after the day on which the Tribunal makes its Order. Accordingly, the Tribunal regarded it as necessary in the interests of justice to review its Decision by amending Paragraphs 10 and 18 to make it clear that its Decision is effective from the first payment date falling on or after 14 March 2026.

G.Clark
Legal Member/Chair

24 March 2026