



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 24 (1) of the Housing (Scotland) Act 2006 (“The Act”)**

**Chamber Ref: FTS/HPC/RP/24/2067**

**Re: Property at 46 (A) North Street, Bo’ness, EH51 0AG (“the Property”) being the subjects registered in the Land Register of Scotland under Title Number WLN2418**

**Parties**

**Mr Liam Milne residing at unknown, (“the Tenant”)**

**Klean Properties Ltd a company incorporated under the Companies Acts (Company Number SC773759) and having its Registered Office at McKellar Accountancy Unit 2001 Mile End Mill Abbey Mill Business Centre, 12 Seedhill Road, Paisley, PA1 1JS (“the Landlord”)**

**Tribunal Members:**

**Andrew McLaughlin (Legal Member) and Mr Greig Adams (Ordinary Member)**

**Background**

[1] The Tribunal previously determined that the Landlord had failed to comply with the duty imposed by Section 14 (1) (b) of the Act and made a Repairing Standard Enforcement Order (“RSEO”). At that point the Property had been owned by another company.

[2] The terms of the order were that the Landlord must:

1. Produce a current valid gas safety certificate for the Property.
2. Demonstrate that the Property has an interlinked system of fire and smoke alarms.
3. Demonstrate that the boiler is in good working order and the Property has adequate heating and provision for the supply of hot water.



[3] The Tribunal has since received evidence from a new owner of the Property who is now narrated as the Landlord in this decision. The new owner has demonstrated compliance with the terms of the order.

[4] The Tribunal therefore certifies that the terms of the RSEO have been completed.

### **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.**

**A McLaughlin**

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Legal Member/Chair

**21 March 2026**

**Date**