

Housing and Property Chamber
First-tier Tribunal for Scotland



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

Decision to grant a Certificate of Completion of work under Section 60 of the Housing (Scotland) Act 2006

Case Reference FTS/HPC/RP/23/4043

Property at Flat 0/1, 4 Lochend Path, Glasgow, G34 0NN ("the Property"), being the subjects registered in the Land Register of Scotland under Title Number GLA103193.

A.M.I. Development and Lettings Limited, a private limited company having a registered office at Iais Level One, 211 Dumbarton Road, Glasgow, G11 6AA ("The Landlord")

DECISION

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order ("RSEO") dated 29th February 2024 in relation to the Property, determined that the Landlord has now complied with the terms of the RSEO and it is accordingly appropriate to grant a Certificate of Completion.

The Tribunal comprised: -

Mr. Andrew Cowan, Legal Member, and
Ms. Carol Jones, Ordinary Member (Surveyor)

Background

1. The Tribunal granted a Repairing Standard Enforcement Order ("RSEO") in respect of the Property on 29th February 2024.
2. The RSEO required the Landlord to carry out such works as were necessary for ensuring that the property met the repairing standard.

3. Following further procedure, the Tribunal reinspected the Property on the morning of 31st July 2026. A reinspection report was prepared by the surveyor member of the Tribunal following the reinspection of the Property. A copy of that report, dated 31st July 2026, is attached to this decision and is referred to for its terms. At the reinspection the Tribunal noted that work had been completed at the Property to ensure that the Property met the Repairing Standard, all as detailed in the reinspection report.
4. At the date of the reinspection the Tribunal noted that the tenancy between the former tenant (who raised the application for the RSEO) and the Landlord had been terminated. The former tenant is accordingly no longer a party to this application. The Property is not currently leased to any other party by the Landlord.
5. In these circumstances the Tribunal is satisfied that the requirements of the RSEO have been complied with, and it is appropriate to grant a Certificate of Completion.

Andrew Cowan
Chairperson

Date 12th August 2026



Re-inspection report



Date of inspection: Friday 31 July 2026

Reference Number: FTS/HPC/RP/23/4043

Property: Flat 0/1, 4 Lochend Path, Glasgow G34 0NN

Ordinary Member (surveyor): Carol L Jones

Previous Inspection: The subject property was inspected by the First-tier Tribunal for Scotland (Housing and Property Chamber) on 23 February 2024 and as a result a Repairing Standard Enforcement Order (RSEO) dated 29 February 2024 was served.

Access: The Landlord, Mr Ismail, a Director from A.M.I Developments and Lettings Ltd provided access.

Weather: Overcast and breezy.

In attendance: Andrew Cowan, Legal Member, Carol Jones, Ordinary Member, Mr Ismail, the landlord, Mr Inwar the landlord's representative from Property 4U and Mr Field from Ralph B Field Developments attended the inspection.

Repairing Standard Enforcement Order (RSEO) dated 29 February 2024

The RSEO required the landlord to carry out such works as are necessary for the purposes of ensuring the House concerned meets the repairing standard and that any damage caused by the carrying out of work in terms of this Order is made good.

In particular the Tribunal required the landlord to:-

- a. Instruct a suitably qualified specialist to
 - i. Prepare a proposed specification of works (along with a method statement for the completion of such works) outlining any necessary works required to rectify the structural issues which affect the Property so that the structure of the Property is in a reasonable state of repair.
 - ii. Provide the Tribunal with an estimate of the length of time to complete the required works once they are instructed.
 - iii. Submit the specification and method statement for rectification of the structural defects at the Property to the Tribunal for further consideration and, thereafter, carry out all works which are then further determined by the Tribunal as are necessary to ensure that the property meets the Repairing Standard.
- b. Instruct a suitably qualified contractor to
 - i. Prepare a report on the cause and full extent of water ingress and dampness in the bathroom of the Property and
 - ii. Prepare a proposed specification of works outlining any necessary works required to ensure that the Property is watertight and in a reasonable state of repair.
 - iii. Submit the report and specification of works required to ensure that the Property is watertight to the Tribunal for further consideration and, thereafter, carry out all works which are then further determined by the Tribunal as are necessary to ensure that the property meets the Repairing Standard.
- c. Instruct a suitably qualified "gas safe" engineer to Service and repair the boiler/central heating system, so that it is in a reasonable state of repair and in proper working order. The Tribunal order that the actions and works specified in the RSEO must be carried out and completed by 26th April 2024.

Completed works in the RSEO - see attached photographs:

- a) While the landlord has not specifically addressed items i) - iii) in the order the landlord's representative Mr Inwar confirmed in an email to the tribunal received on 18 June 2026 that following further investigations it was established the affected wall between the kitchen and bathroom is not load bearing and the severe cracking and movement evident to the walls, door frames and floors at the tribunal's initial inspection was not caused by subsidence. He also forwarded two technical reports from Ralph B Field Developments dated 14 August 2025 and Davies Subsidence dated 27 May 2025. These reports established the cause of the previous structural damage was a failed bath waste pipe causing substantial wet rot to the flooring and joists, in addition the common waste pipe which is boxed in had failed at a branch leading to rear of the toilet, the cast iron had split and the lead sleeve receiving the pan connector had failed. Ralph B Field Developments has now carried out all the required works on behalf of the landlord to rectify the damage. These works included the removal of all flooring within the bathroom, kitchen and partially to the hall, installation of new joists and reinstatement of flooring with new caber board flooring, replacement of all affected wall areas with new plasterboard lined timber stub partitioning, renewal of door standards to both kitchen and bathroom doors and redecoration of all areas. The structural works were completed in May 2025 with the full reinstatement of the kitchen and bathroom fittings completed in March 2026. The property is now in a good condition. All walls, door frames and floors are level and the kitchen and doors open and close properly.
- b) While the landlord has not specifically addressed items i) - iii) in the order, the email of 18 June 2026 furthermore stated that the water ingress and dampness in the bathroom were determined to have been caused by a leak from the flat above. This email confirmed that all works to rectify the leak and reinstate the ceiling have been carried out. No evidence of any further water ingress was identified by the tribunal at this inspection and the previously affected area above the toilet is now in good condition.
- c) At the hearing on 9 August 2024 both the landlord's representative and the previous tenant confirmed the issues with the central heating boiler had been addressed and it was now in proper working order. Mr Inwar confirmed at this inspection that the boiler has been replaced. He also provided the tribunal with an Gas Safety record by a gas safe registered engineer dated 8 April 2026 confirming the appliance has been serviced and is safe to use. It was noted that there is no CO alarm in the property but Mr Inwar said he would arrange for one to be fitted and evidence provided to the tribunal.

All photographs were taken at the re-inspection on 31 July 2026 (see schedule below).

Comments: This report will be submitted to the First-tier Tribunal for Scotland (Housing and Property Chamber) for their decision.

Carol L Jones
Ordinary Member (Surveyor)
First-tier Tribunal for Scotland (Housing and Property Chamber)
31 July 2026

Schedule of photographs taken during the re-inspection of Flat 0/1 4 Lochend Path,
Glasgow G34 0NN by the ordinary member (surveyor) of the First-tier Tribunal for
Scotland (Housing and Property Chamber) on the 31 July 2026.
Reference Number : FTS/HPC/RP/23/4043

	
Kitchen - re-fitted	Kitchen - new party wall between kitchen and bathroom
	
Kitchen - boiler replaced	Kitchen - walls adjacent to door renewed and new door standard fitted



Hall - view of walls/ceiling above kitchen and living room door frames



Hall - view of walls/ceiling above kitchen and bathroom door frames



Hall - wall replaced/bathroom door standard renewed



Hall - all floors level and door frames square



Bathroom - new 3 piece white suite and wet wall cladding



Bathroom - new bath, shower and screen



Bathroom - wall above door renewed, door frame square and floor level



Hall - ceiling mounted smoke detector



Living Room - ceiling mounted smoke detector



Kitchen - wall mounted heat detector