Housing and Property Chamber
First-tier Tribunal for Scotland

Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) in terms of Section 26 of the Housing (Scotland) Act 2006

Reference number: FTS/HPC/RP/23/3455

Re: Property at 26 Rosewood Avenue, Bellshill ML4 1NR (registered under title number LAN11008) ("Property")

The Parties:

Kirsteen Maitland, 26 Rosewood Avenue, Bellshill ML4 1NR ("Tenant")

Coatbridge CAB, Unit 10 Fountain business Centre, Ellis Street, Coatbridge ML5 3AA ("Tenant's Representative")

Mohsin Haq, 1 Marquis Gate, Glasgow G71 7HY ("Landlord")

Tribunal Members :

Joan Devine (Legal Member); Nick Allan (Ordinary Surveyor Member)

DECISION

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('Tribunal'), having made such enquiries as are fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order dated 12 February 2024 ("RSEO") in terms of Section 26(1) of the Housing (Scotland) Act 2006 ("the Act"), decided that the works specified in the RSEO have been completed to the satisfaction of the Tribunal, and grants a Certificate of Completion to the effect of discharging the RSEO.

REASONS

1. Reference is made to the RSEO which required the Landlord to carry out the works specified therein within 10 weeks of the date of service of the RSEO.

2. Following the expiry of the time limit, the Tribunal carried out a re-inspection of the Property, prepared a re-inspection report and issued a non-compliance decision dated 2 September 2024.

3. The Landlord requested a re-inspection of the Property. The re-inspection carried out on 22 July 2026 disclosed that the works specified in the RSEO had been completed. A copy of the report is provided with this decision.

4. The Tribunal resumed consideration of the application and determined that in light of the terms of the re-inspection report it was not necessary to hold a hearing, and it determined to issue a Certificate of Completion to the effect of discharging the RSEO.

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.

J Devine
Legal Member
26 October 2026