

Housing and Property Chamber
First-tier Tribunal for Scotland



Certificate of Completion of the First-tier Tribunal for Scotland
(Housing and Property Chamber)
under section 60(5) of the Housing (Scotland) Act 2006

CERTIFICATE OF COMPLETION

Chamber Ref: FTS/HPC/RP/22/4470

54 Shore Road, Stevenston, KA20 3LP being the subjects registered in the Land Register of Scotland under Title number AYR97237 (“the Property”)

The Parties:-

Lynne Benson residing at 54 Shore Road, Stevenston, KA20 3LP (“The Tenant”)

Alister Meek, CHAP, Michael Lynch Centre, 71 Princes Street, Ardrossan, KA22 8DG (“The Tenant’s Representative”)

John Murphy and Margaret Murphy residing at 58B Ardoch Crescent, Stevenston, KA20 3PP (“The Landlord”)

Tribunal Members:

Jacqui Taylor (Chairman) and Donald Wooley (Ordinary Member)

The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 27th April 2023 (‘RSEO’) which required the Landlord to:

1. Repair or replace the rear external door, surrounding timber panelling and framework, ensuring that they are fully functional, wind and watertight and in all other respects reasonably fit for human habitation.
2. Repair or renew missing brickwork around the “hole” in the kitchen/utility area external wall and make good the surrounding rendering
3. Provide the Tribunal with written confirmation from a suitably qualified electrical contractor that the exposed wires in the dining room may be safely returned to the void immediately above the ceiling plaster and thereafter repair all holes in the ceiling plaster and redecorate as necessary.
4. Install a carbon Monoxide detector in accordance with “Scottish Government statutory guidance for the provision of carbon monoxide alarms in private rented housing”. Unless otherwise indicated by the manufacturer, CO detectors should be ceiling mounted and positioned at least 300mm from any wall or, wall mounted and

positioned at least 150mm below the ceiling and higher than any door or window within the room.

Have been **Completed** and the RSEO has been discharged.

Appeals

A landlord, tenant or third party applicant 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.

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 typewritten on this and the preceding page are executed by Jacqui Taylor, Solicitor, Chairperson of the Tribunal at Glasgow on 16th October 2023 in the presence of the witness Shannon Graham of Bothwell House, Hamilton:

J Taylor

Signed.....
Chairperson

S Graham

Signed.....
witness