

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/RT/24/0448

9 Cruden Terrace, Lockerbie, DG11 2HY being the subjects registered in the Land Register of Scotland under title number DMF32911 ('The Property')

The Parties:-

Andrew Lowrie, Wyseby Hill Farm, Kirtlebridge, Lockerbie, DG11 3AW ('the Landlord').

Dumfries and Galloway Council ('Third Party')

Karen Heatlie ('the former Tenant').

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Jacqui Taylor (Legal Member) and Sara Hesp (Ordinary Member).

The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 24th May 2025 ('RSEO') which required the Landlord to:

1. Exhibit a current valid and compliant EICR Certificate.
2. Exhibit a current valid and compliant Gas Safety Certificate
3. Install:
 - 3.1 One functioning smoke alarm in the room which is frequently used by the occupants for general daytime living purposes.
 - 3.2 One functioning smoke alarm in every circulation space, such as hallways and landings.
 - 3.3 One heat alarm in every kitchen and
 - 3.4 All alarms should be interlinked and the installation should comply with the regulations.
4. N/A
5. Repair the electric shower pull cord to render it in proper working order.

6. Repair the stained and loose wallpaper on the kitchen ceiling to render it in a reasonable state of repair.

7. Repair the defective and missing render to the front external wall of the Property to render it in a reasonable state of repair.

8. Repair the dislodged roof slates to render them in a reasonable state of repair.

9. Repair the front door and surround of the Property to render it wind and water tight.

10. Repair the back door and surround of the Property to render it wind and water tight.

11. Repair the damp to the external wall of the living room to render it water tight.

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 21st October 2025 in the presence of the witness Shannon Graham. Bothwell House. Hamilton.

J Taylor

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Chamber Ref: FTS/HPC/RT/24/0448

9 Cruden Terrace, Lockerbie, DG11 2HY being the subjects registered in the Land Register of Scotland under title number DMF32911 ('The Property')

The Parties:-

Andrew Lowrie, sometime of Wyseby Hill Farm, Kirtlebridge, Lockerbie, DG11 3AW, now of Maesmawr Farm Resort, Moat Lane, Caersws, Newton, Powys, SY17 5SE ('the Landlord').

Dumfries and Galloway Council ('Third Party')

Karen Heatlie ('the former Tenant').

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Jacqui Taylor (Legal Member) and Sara Hesp (Ordinary Member).

One. The Repairing Standard Enforcement Order.

The Tribunal issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property dated 24th May 2025 which required the Landlord to:-

1. Exhibit a current valid and compliant EICR Certificate.
2. Exhibit a current valid and compliant Gas Safety Certificate
3. Install:
 - 3.1 One functioning smoke alarm in the room which is frequently used by the occupants for general daytime living purposes.
 - 3.2 One functioning smoke alarm in every circulation space, such as hallways and landings.
 - 3.3 One heat alarm in every kitchen and
 - 3.4 All alarms should be interlinked and the installation should comply with the regulations.
4. N/A
5. Repair the electric shower pull cord to render it in proper working order.

6. Repair the stained and loose wallpaper on the kitchen ceiling to render it in a reasonable state of repair.

7. Repair the defective and missing render to the front external wall of the Property to render it in a reasonable state of repair.

8. Repair the dislodged roof slates to render them in a reasonable state of repair.

9. Repair the front door and surround of the Property to render it wind and water tight.

10. Repair the back door and surround of the Property to render it wind and water tight.

11. Repair the damp to the external wall of the living room to render it water tight.

The Tribunal ordered that these works must be carried out and completed by 30th June 2024.

Two. The First Re inspection.

The Tribunal attended at the Property on 8th January 2025. The Tenant had vacated the Property. The Tribunal issued a decision dated 4th March 2025 which determined that the Landlord had failed to fully comply with the RSEO as the Outstanding items had not been completed in terms of section 26(1) of the Housing (Scotland) Act 2006.

Three. The Second Re inspection.

The Tribunal attended at the Property on 25th July 2025. The reinspection report is annexed hereto and referred to for its terms.

Four. The Landlord sent the Tribunal an email dated 26th August 2025 and provided close up photographs of the roof tiles at the front of the roof of the Property and a copy of a sales invoice from Bell Electrical (due 31st August 2025) for the supply and installation and testing of interlinked heat and smoke alarms.

Three. Decision

3.1 The Tribunal was satisfied that the works specified in the RSEO had been satisfactorily completed.

3.2 As the required works had been satisfactorily completed the Tribunal determined that the RSEO has been complied with.

3.3 The decision of the Tribunal was unanimous.

4. 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.

J Taylor