

Housing and Property Chamber First-tier Tribunal for Scotland



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

Certificate of Completion of Work under Section 60 of the Housing (Scotland) Act 2006 as amended (“the Act”)

Chamber Ref: FTS/HPC/RT/18/1987

Sasines Description: The dwellinghouse at 3 Baffin Terrace , Dundee DD4 6JH with bin area, of 0.0066 hectare being part of (i) ground to East of South Baffin Street referred to in the Disposition in favour of TD Duncan Limited recorded on 4 March 1955 and (ii) 27.02 pole on the North side of Grove Street referred to in Feu Contract to which the said TD Duncan Limited was a Party, recorded 19 July 1956 which subjects form part of the subjects last vested in the Corporation of the City of Dundee from whom it acquired right by Act and Order (reserving minerals) dated 6 December 1994 and particularly described in Disposition by City of Dundee District Council in favour of Mohammed Afzal and Rashida Afzal, recorded in the Register of Sasines for the County of Angus on 21 December 1994 (Fi 1528.26)

**3 Baffin Terrace, Dundee DD4 6JH
 (“The House”)**

The Parties: -

**Mr Stuart Cuthill, Dundee City Council, Private Sector Services, 3 City Square,
Dundee, DD1 3BA
 (“the Third Party Applicant”)**

**Mr Ukil Shahid, 3 Baffin Terrace, Dundee DD4 6JH
 (“the Tenant”)**

**Mr Mohammed Afzal, 84 Forfar Road, Dundee, DD4 7BB
 (“the Landlord”)**

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) hereby certifies that the work required by the **Repairing Standard Enforcement Order (“RSEO”)** relative to the House dated 8 October 2018 has been completed. Accordingly, the said RSEO relative to the House has been discharged.

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.

In terms of Section 63 of the Act, 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 type written on this and the preceding page are executed by Susan Christie, legal member of the Tribunal, at Glasgow on 29 May 2019 in the presence of the undernoted witness: -

J Devlin

S Christie

_____ witness

_____ Legal Member

JORDAN DEVLIN name in full

20 York Street Glasgow address

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 Housing (Scotland) Act 2006

Chamber Ref: FTS/HPC/RT/18/1987

Sasines Description: The dwellinghouse at 3 Baffin Terrace , Dundee DD4 6JH with bin area, of 0.0066 hectare being part of (i) ground to East of South Baffin Street referred to in the Disposition in favour of TD Duncan Limited recorded on 4 March 1955 and (ii) 27.02 pole on the North side of Grove Street referred to in Feu Contract to which the said TD Duncan Limited was a Party, recorded 19 July 1956 which subjects form part of the subjects last vested in the Corporation of the City of Dundee from whom it acquired right by Act and Order (reserving minerals) dated 6 December 1994 and particularly described in Disposition by City of Dundee District Council in favour of Mohammed Afzal and Rashida Afzal, recorded in the Register of Sasines for the County of Angus on 21 December 1994 (Fi 1528.26)

**3 Baffin Terrace, Dundee DD4 6JH
("The House")**

The Parties: -

**Mr Stuart Cuthill, Dundee City Council, Private Sector Services, 3 City Square,
Dundee, DD1 3BA
("the Third Party Applicant")**

**Mr Ukil Shahid, 3 Baffin Terrace, Dundee DD4 6JH
("the Tenant")**

**Mr Mohammed Afzal, 84 Forfar Road, Dundee, DD4 7BB
("the Landlord")**

Tribunal Members: -

Susan Christie-Legal Member

Mark Andrew- Ordinary Member

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 Repairing Standard Enforcement Order (RSEO) relative to the House dated 8 October 2018 determined that the Landlord has complied with the Order and that a Certificate of Completion to that effect should be issued.

Background

1. The Tribunal issued a Decision dated 8 October 2018 requiring the Landlord to comply with the Repairing Standard Enforcement Order (RSEO) relative to the House.
2. The RSEO required the Landlord:
 - a) To carry out all necessary repair works in the hall cupboard on the ground floor, kitchen cupboard and second floor north bedroom ceiling so that they are free from damp, to ensure that the House is wind and watertight and in all other respects reasonably fit for human habitation; Section 13 (1) (a)
 - b) To install in the kitchen cupboard a suitable light source, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
 - c) To replace the shelves in the kitchen cupboard and secure in place, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
 - d) To replace the rubber seal on the front door frame from the top right corner to the foot of the frame and replace the door threshold rubber seal to make it wind and watertight, to ensure that the house is wind and watertight and in all other respects reasonably fit for human habitation; Section 13 (1) (a)
 - e) To secure in place the shower head guide rail, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
 - f) To replace the shower tray, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
 - g) To repair or replace the floorboards in front of the shower, to ensure that the House is wind and watertight and in all other respects reasonably fit for human habitation; Section 13 (1) (a)
 - h) To fit and secure the toilet and cistern to the floor and wall, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)

- i) To re-site the Expel Air cut off switch outside the shower room and connect the Expel Air to operate in conjunction with the ceiling light or a humidistat to ensure that the installations in the House for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- j) To replace the East bedroom door with a suitable fire-resistant bedroom door, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
- k) To repair or replace the radiator on the first-floor hallway, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- l) To instruct a Gas Safe registered plumbing and heating engineer to carry out a full inspection of the gas installations in the House, to carry out such works as are identified by him and thereafter, to produce an unqualified Gas Safety Certificate, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- m) To instruct a suitably qualified and registered SELECT or NICEIC electrical contractor to inspect the electrical installations in the House and thereafter to produce an unqualified Electrical Installation Condition Report and Certificate, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- n) To secure the Carbon Monoxide Detector to a wall in the kitchen, to ensure the House has satisfactory provision for giving warning if carbon monoxide is present in a concentration that is hazardous to health; Section 13 (1) (d),
- o) To carry out all redecoration works to all damaged décor occasioned by the works carried out and complete the decoration on the ground floor of the House.

The Tribunal ordered that the works specified in this Order be carried out and completed within the period 8 weeks from the date of service of the Notice.

- 3. The RSEO was intimated to the Parties by letter dated 12 October 2018 with a Re-Inspection to be arranged some time after 7 December 2018.
- 4. On 10 October 2018 a Gas Safety record and EICR was submitted by the landlord. On 30 October 2018 the Landlord was advised that there were matters arising around those documents that needed addressed. Thereafter a corrected Gas Safety Certificate and fresh EICR were submitted. Those were accepted by the Tribunal.

The Re-Inspections

- 5. On 8 January 2019, the Ordinary Member (Surveyor) re-inspected the House. He found that the following works in the Repairing Standard Enforcement Order had been attended to satisfactorily since the original inspection-items a) to o) with qualifications: that in part f) the shower tray had not been replaced but had been sealed and is working properly with no signs of leakage from around the shower tray, and; part j) the bedroom door had been replaced

with a second hand bedroom door that did not fit properly. It required to be planed back to ensure that it fitted within the frame, closes fully to the extent that the door catch falls to the keeper on the door frame ensuring that the door can be opened and closed by using the door handle provided. A copy of the First Re-Inspection Report is attached to this Decision.

6. On 16 April 2019, the Ordinary Member (Surveyor) re-inspected the House. He found that the following works in the Repairing Standard Enforcement Order had been attended to satisfactorily since the First Re-Inspection: part j), the second hand bedroom door fitted to the East Bedroom doorway has been shaved and adjusted sufficiently to fit the door frame and to open and close properly by using the door handle provided. . A copy of the Second Re-Inspection Report is attached to this Decision.
7. The Re-Inspection Reports were intimated to the Parties on each occasion with no adverse responses. No oral hearings were requested.

Findings in fact

- I. The works undertaken following upon the original RSEO have been substantially completed to the Tribunal's satisfaction.
- II. Accordingly, the House now meets the repairing standard required under section 13 (1) (a) (c) (d) and (g) of the Act.
- III. The Tribunal accordingly determined that the Landlord had complied with the RSEO and proceeded to issue a Certificate of Completion.

Reasons for Decision

The Tribunal considered the findings of the Surveyor Member who re-inspected the House and found that the works specified in the RSEO had been completed to the Tribunal's satisfaction since the original inspection. There were no adverse comments from the Third Party Applicant following upon the re-inspections.

Summary of Decision

The Tribunal accordingly determined that the Landlord had substantially complied with the RSEO and proceeded to issue a Certificate of Completion. The decision of the Tribunal is unanimous.

Right of Appeal

In terms of section 46 of the Tribunals (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.

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.

S Christie

Signed

Susan Christie, Legal Member

Date 29 May 2019

Glasgow, 29 May 2019 HPC/RT/18/1987
This is the Schedule of Photographs contained in the 1st Re Inspection
Report referred to in the Decision of 1st date
S Christie

Legal Member
Housing and Property Chamber
First-tier Tribunal for Scotland



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

RE-INSPECTION REPORT

Date of inspection: 8th January 2019

Reference Number: FTS/HPC/RT/18/1987

Property: 3 Baffin Terrace, Dundee, DD4 6JH

Surveyor: M H T Andrew FRICS

Access: by tenant (Mr Ukil Shahid)

In attendance: friend of tenant (as translator) and Venue Assistant

Repairing Standard Enforcement Order (RSEO) dated 8th October 2018

Works required by the RSEO:

- a) To carry out all necessary repair works in the hall cupboard on the ground floor, kitchen cupboard and second floor north bedroom ceiling so that they are free from damp, to ensure that the House is wind and watertight and in all other respects reasonably fit for human habitation; Section 13 (1) (a)
- b) To install in the kitchen cupboard a suitable light source, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- c) To replace the shelves in the kitchen cupboard and secure in place, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
- d) To replace the rubber seal on the front door frame from the top right corner to the foot of the frame and replace the door threshold rubber seal to make it wind and watertight, to ensure that the house is wind and watertight and in all other respects reasonably fit for human habitation; Section 13 (1) (a)
- e) To secure in place the shower head guide rail, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
- f) To replace the shower tray, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
- g) To repair or replace the floorboards in front of the shower, to ensure that the House is wind and watertight and in all other respects reasonably fit for human habitation; Section 13 (1) (a)

- h) To fit and secure the toilet and cistern to the floor and wall, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
- i) To re-site the Expel Air cut off switch outside the shower room and connect the Expel Air to operate in conjunction with the ceiling light or a humidistat to ensure that the installations in the House for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- j) To replace the East bedroom door with a suitable fire-resistant bedroom door, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
- k) To repair or replace the radiator on the first-floor hallway, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- l) To instruct a Gas Safe registered plumbing and heating engineer to carry out a full inspection of the gas installations in the House, to carry out such works as are identified by him and thereafter, to produce an unqualified Gas Safety Certificate, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- m) To instruct a suitably qualified and registered SELECT or NICEIC electrical contractor to inspect the electrical installations in the House and thereafter to produce an unqualified Electrical Installation Condition Report and Certificate, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- n) To secure the Carbon Monoxide Detector to a wall in the kitchen, to ensure the House has satisfactory provision for giving warning if carbon monoxide is present in a concentration that is hazardous to health; Section 13 (1) (d),
- o) To carry out all redecoration works to all damaged décor occasioned by the works carried out and complete the decoration on the ground floor of the House.

Works in the RSEO undertaken:

a) Damp meter readings were taken using a 'Protimeter' damp meter were taken at all 3 sites which had previously elevated readings. The work to eliminate damp from the hall and kitchen cupboard on the ground floor and the bedroom ceiling on the 2nd floor has been completed. No readings were recorded in either the yellow or red zone of the damp meter and these areas now appear dry and have been redecorated. The House is now wind and watertight and in all other respects reasonably fit for human habitation.

(b) A new electric light and switch has been installed in the kitchen cupboard which is in a reasonable state of repair and proper working order.

(c) The shelves in the kitchen cupboard have been replaced and are in a reasonable state of repair and in proper working order.

(d) The rubber seal to the front door frame and to the door threshold has been replaced and the house is now wind and watertight and in all other respects reasonably fit for human habitation.

(e) The shower head guide rail has been refitted and is well fixed to the wall. This appliance, provided by the landlord under the tenancy is in a reasonable state of repair and in proper working order.

(f) The shower tray has not been replaced but is functioning correctly.

(g) The floorboards in front of the shower have been repaired and are now firm and show no signs of deflection. The House, in this respect, is wind and watertight and in all other respects reasonably fit for human habitation.

(h) The Toilet and cistern have been properly anchored into the floor and rear wall and these fixtures provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order.

i) Although the expelair in the bathroom remains unchanged and still has a pull switch the system is now connected to the light switch and comes on when the light switch is turned on and turns off when the light switch is turned off. To this extent the installations in the House for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order

The fan appears to work properly but if the bathroom suffers from mould in the future the landlord should fit a larger fan. This is likely to occur if the bathroom shower is used frequently over short periods of time.

(j) The East bedroom door on the first floor has been replaced by a second hand bedroom door. This does not close properly as the door is slightly larger than the frame.

(k) The radiator on the first floor hallway has been repaired and now heats up properly. To this extent the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.

(l) The landlord has provided an unqualified Landlord Gas Safety Record (dated 15th November 2018). To this extent the gas installations inspected in the House for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.

(m) The Landlord has provided a satisfactory Electrical Installation Condition Report by a SELECT Registered contractor (dated 14th December 2018). To this extent the electrical installations in the House for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order

(n) The carbon monoxide detector has been fitted to the wall above the gas boiler.

(o) The re-decoration of all damaged décor occasioned by the works on the ground floor of the House has been concluded to the satisfaction of the tenant. The redecoration is sufficient.

Outstanding works:

As above.

(f) The shower tray has not been replaced although this was a condition of the RSEO. The present shower tray has been re-sealed and is working properly. There were no signs of leakage from around the shower tray.

(j) The bedroom door has been replaced with a second hand bedroom door that does not fit properly. It should be planed back to ensure that the door fits within the frame, closes fully to the extent that the door catch falls into the keeper on the door frame ensuring that the door can be opened and closed by using the door handle provided.

Photographs were taken on the day of inspection and are attached.

M H T Andrew FRICS Ordinary member (Surveyor) of First tier Tribunal for
Scotland – Housing and Property Chamber

Date of report: 16th January 2019

Schedule of photographs of 3 Baffin Terrace, Dundee taken on 8th January 2019



Hall cupboard – damp eliminated.



Kitchen cupboard – damp in rear wall eliminated, new shelves fitted

Photographs taken by M H T Andrew FRICS FAAV FARLA on 8th January 2019

Schedule of photographs of 3 Baffin Terrace, Dundee taken on 8th January 2019



Ceiling to 2nd floor bedroom following leak.



Light in kitchen cupboard

Photographs taken by M H T Andrew FRICS FAAV FARLA on 8th January 2019

Schedule of photographs of 3 Baffin Terrace, Dundee taken on 8th January 2019



Door seal along opening edge of frame



Door seal now shows no gaps under door.

Schedule of photographs of 3 Baffin Terrace, Dundee taken on 8th January 2019



Shower head guide rail properly fixed to wall



Shower tray

Photographs taken by M H T Andrew FRICS FAAV FARLA on 8th January 2019

Schedule of photographs of 3 Baffin Terrace, Dundee taken on 8th January 2019



External shower tray – as before but no sign of leaks

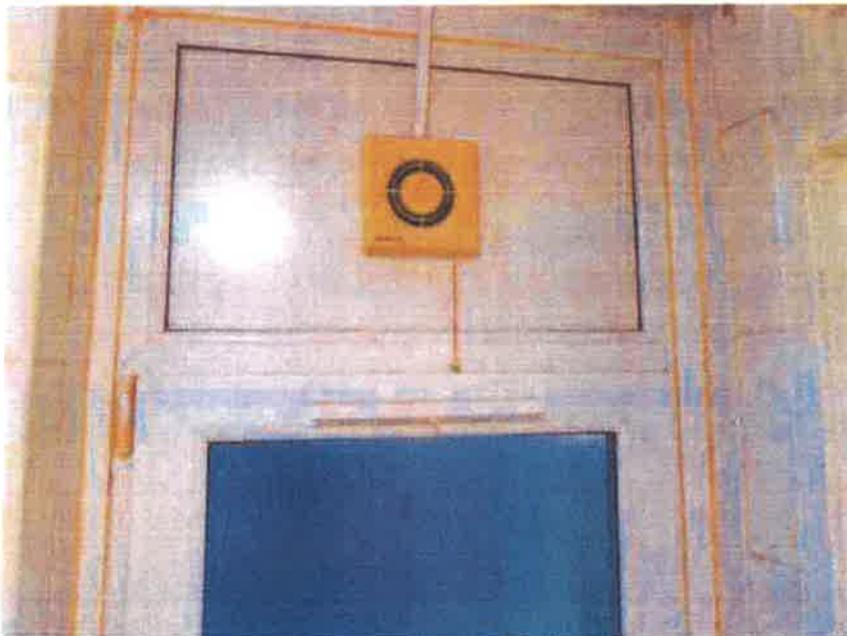


External shower tray. Flooring in good order

Schedule of photographs of 3 Baffin Terrace, Dundee taken on 8th January 2019



WC properly fixed to floor



Bathroom expelair vent now operated by light switch.

Schedule of photographs of 3 Baffin Terrace, Dundee taken on 8th January 2019



Bedroom door – from landing – closed



Bedroom door – from bedroom – closed but not latched

Schedule of photographs of 3 Baffin Terrace, Dundee taken on 8th January 2019



CO alarm fitted

Glasgow, 29 May 2019. HPC/RT/18/1987.
This is the Schedule of Photographs contained in the 2nd Re-Inspection
Report referred to in the Decision of even date.
S Christie
Legal Member

Housing and Property Chamber
First-tier Tribunal for Scotland



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

2nd RE-INSPECTION REPORT

Date of inspection: 16th April 2019

Reference Number: FTS/HPC/RT/18/1987

Property: 3 Baffin Terrace, Dundee, DD4 6JH

Surveyor: M H T Andrew FRICS

Access: by Landlord Mr Mohammed Afzal

In attendance: Eildh MacMillan (Clerk)

Repairing Standard Enforcement Order (RSEO) dated 8th October 2018

Works required by the RSEO:

- a) To carry out all necessary repair works in the hall cupboard on the ground floor, kitchen cupboard and second floor north bedroom ceiling so that they are free from damp, to ensure that the House is wind and watertight and in all other respects reasonably fit for human habitation; Section 13 (1) (a)
- b) To install in the kitchen cupboard a suitable light source, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- c) To replace the shelves in the kitchen cupboard and secure in place, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
- d) To replace the rubber seal on the front door frame from the top right corner to the foot of the frame and replace the door threshold rubber seal to make it wind and watertight, to ensure that the house is wind and watertight and in all other respects reasonably fit for human habitation; Section 13 (1) (a)
- e) To secure in place the shower head guide rail, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
- f) To replace the shower tray, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
- g) To repair or replace the floorboards in front of the shower, to ensure that the House is wind and watertight and in all other respects reasonably fit for human habitation; Section 13 (1) (a)

- h) To fit and secure the toilet and cistern to the floor and wall, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
- i) To re-site the Expel Air cut off switch outside the shower room and connect the Expel Air to operate in conjunction with the ceiling light or a humidistat to ensure that the installations in the House for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- j) To replace the East bedroom door with a suitable fire-resistant bedroom door, to ensure any fixtures, fittings and appliances provided by the Landlord under the tenancy are in a reasonable state of repair and in proper working order; Section 13 (1) (d)
- k) To repair or replace the radiator on the first-floor hallway, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- l) To instruct a Gas Safe registered plumbing and heating engineer to carry out a full inspection of the gas installations in the House, to carry out such works as are identified by him and thereafter, to produce an unqualified Gas Safety Certificate, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- m) To instruct a suitably qualified and registered SELECT or NICEIC electrical contractor to inspect the electrical installations in the House and thereafter to produce an unqualified Electrical Installation Condition Report and Certificate, to ensure that the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order; Section 13 (1) (c),
- n) To secure the Carbon Monoxide Detector to a wall in the kitchen, to ensure the House has satisfactory provision for giving warning if carbon monoxide is present in a concentration that is hazardous to health; Section 13 (1) (d),
- o) To carry out all redecoration works to all damaged décor occasioned by the works carried out and complete the decoration on the ground floor of the House.

Works in the RSEO undertaken:

All works to above were undertaken save for item f and j above prior to the first re-inspection carried out on 8th January and reported on 16th January 2019.

These were re-inspected on 16th April

Item f - The shower tray has not been replaced. Although this was a condition of the RSEO the present shower tray has been re-sealed and is working properly. There were no signs of leakage from around the shower tray. The shower tray is clean and in a reasonable condition.

Item j – The second hand bedroom door fitted to the East bedroom doorway has been shaved and adjusted sufficiently to fit the door frame and to open and close properly by using the door handle provided.

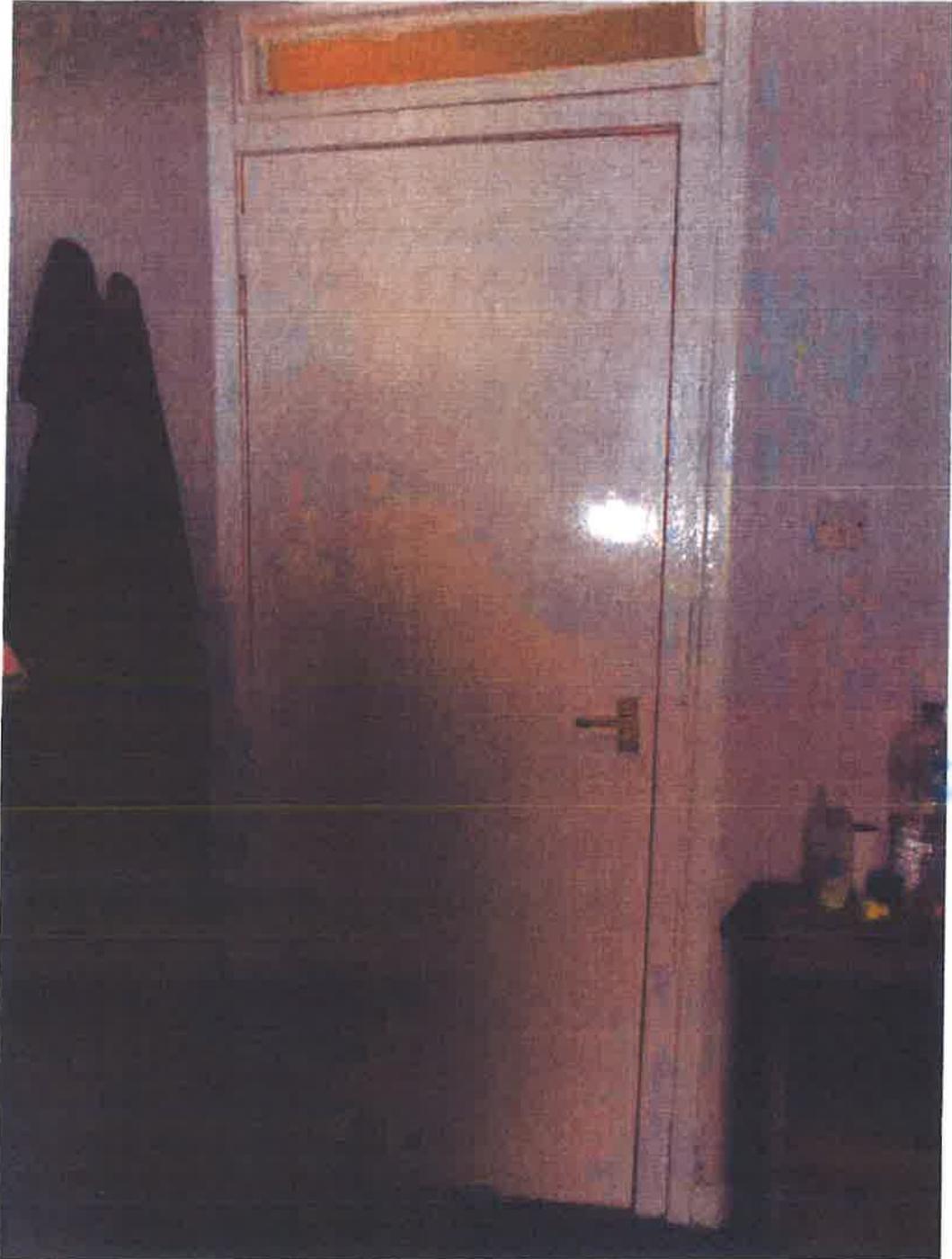
Outstanding works:
None

Photographs were taken on the day of inspection and are attached.

M H T Andrew FRICS Ordinary member (Surveyor) of First tier Tribunal for
Scotland – Housing and Property Chamber

Date of report: 17th April 2019

Schedule of photographs of 3 Baffin Terrace, Dundee, DD4 6JH



Bedroom door in closed position within door frame

Photographs taken on 16th April 2019 by M H T Andrew FRICS FAAV FARLA

Schedule of photographs of 3 Baffin Terrace, Dundee, DD4 6JH



Bedroom door open showing shaved areas and working latch.

Photographs taken on 16th April 2019 by M H T Andrew FRICS FAAV FARLA

Schedule of photographs of 3 Baffin Terrace, Dundee, DD4 6JH



Fully sealed shower tray. No leaks detected.