

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

Chamber Ref: PRHP/RP/16/0361

Title no: GLA7091

Flat 2/2, 46, Landressy Place, Glasgow, G40 1HF ('The House')

The Parties:-

Zarina Ahmad residing at 8 Newmilns Garden, Kilmarnock, KA3 6FX ('the Landlord').

David Weir and Laurie Cowan residing formerly at Flat 2/2, 46, Landressy Place, Glasgow, G40 1HF ('the Tenants').

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

CERTIFICATE OF COMPLETION

1. The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 28th March 2017 ('RSEO') which required the Landlord to:

'1. Repair or replace the windows in the Property to render them wind and watertight.

2. Exhibit a valid and compliant Gas Safety Certificate and

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.

3.4 All alarms should be hardwired and interlinked and

3.5 One CO detector in every space containing a fixed combustion appliance.'

Have been Completed and hereby Discharge the RSEO.

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 15th March 2018 before the undernoted witness:

J Taylor

Signed.....
Chairperson

J McAnulty

JULIE McANULTY.....witness:

1, Atlantic Quay
Glasgow

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: PRHP/RP/16/0361

Title no: GLA7091

Flat 2/2, 46, Landressy Place, Glasgow, G40 1HF ('The House')

The Parties:-

Zarina Ahmad residing at 8 Newmilns Garden, Kilmarnock, KA3 6FX ('the Landlord').

David Weir and Laurie Cowan residing at Flat 2/2, 46, Landressy Place, Glasgow, G40 1HF ('the Tenants').

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

1. The Tribunal issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property which required the Landlord to:-

'1. Repair or replace the windows in the Property to render them wind and watertight.

2. Exhibit a valid and compliant Gas Safety Certificate and

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.

3.4 All alarms should be hardwired and interlinked and

3.5 One CO detector in every space containing a fixed combustion appliance.'

2. The Tribunal ordered that these works must be carried out and completed by 30th May 2017.

3. On 21st December 2017 the Ordinary Surveyor Member of the Tribunal carried out an inspection of the Property for the purpose of ascertaining whether the repairs required by the RSEO had been completed. He found that the works had been

satisfactorily completed. His inspection report is annexed and executed as relative hereto. A copy of the Gas Safety Certificate provided by the Landlord dated 30th April 2017 is also annexed and executed as relative hereto.

Decision

4. The Tribunal being satisfied that the terms of the RSEO had been satisfactorily completed determined to certify that the terms of the RSEO had been completed.
5. The decision of the Tribunal was a unanimous decision.

6. 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

**Signed.....
Chairperson**

..... Date 15th March 2018

Housing and Property Chamber
First-tier Tribunal for Scotland



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

Re-Inspection Report

J Taylor

16/3/18

Chamber Ref: PRHP/RP/16/0361



Flat 2/2
46 Landressy Place
Glasgow
G40 1HF
('The House')

Title no: GLA7091

The Parties:-

Zarina Ahmad residing at 8 Newmilns Garden, Kilmarnock, KA3 6FX ("the Landlord")

David Weir and Laurie Cowan residing at Flat 2/2, 46, Landressy Place, Glasgow, G40 1HF ("the Tenant"), now vacated.

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

Previous Inspection: The subject property was inspected on 15th March 2017 by The Tribunal and as a result, a Repairing Standard Enforcement Order was served. A previous re-inspection was undertaken on 2nd June 2017, which concluded that elements of work remained outstanding from the RSEO.



Access: A further re-inspection was undertaken on 21st December 2017 at 10.00am by Mr Adams, Ordinary Member of the Tribunal. The inspection encompassed an inspection of the windows, smoke and heat detectors and carbon monoxide detector.

Mr Adams was accompanied by the Landlord, who was present within the property throughout the inspection.

Purpose of Re-inspection: The purpose of the re-inspection was to investigate whether work required under the Repairing Standard Enforcement Order has been completed.

Works required under the Repairing Standard Enforcement Order (RSEO): The RSEO required the Landlord to:

1. Repair or replace the windows in the Property to render them wind and watertight.
2. Exhibit a valid and compliant Gas Safety Certificate and
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.
 - 3.4 All alarms should be hardwired and interlinked and
 - 3.5 One CO detector in every space containing a fixed combustion appliance.

Taking each matter individually, the re-inspection found:

1. New window units had been installed and these were found to be in "as new" condition and appropriately installed.
2. The Landlord had obtained a valid and compliant Gas Safety Certificate.
3. The Landlord had previously arranged for hardwired and interlinked smoke detectors to be installed within the Living Room and circulation hallway. During the re-inspection it was noted that a hardwired heat detector had been installed within the Kitchen. A Carbon Monoxide detector was also present and fixed to the ceiling.

In conclusion and on the basis of the re-inspection, the remedial works required in terms of the Order have been completed to a satisfactory standard.

G Adams

Greig Adams BSc (Hons) FRICS C. Build E FCABE LETAPAEWE
Surveyor Member
First-tier Tribunal for Scotland (Housing and Property Chamber)



Appendix A – Re-Inspection Photographs



1. General view of Front Elevation – new windows evident.



2. View of replacement windows installed within Living Room.



3. Further view of replacement windows.



4. New Heat Detector, hardwired within Kitchen.

This is the Gas Safety Certificate referred to in F.T. Decision ref. BRK/RR/16/0361
 J Taylor 15/3/18

Serial No: 45C 2412353

LANDLORD/HOME OWNER GAS SAFETY RECORD

REGIA
 This inspection is for gas safety purposes only to comply with the Gas Safety (Installation and Use) Regulations. Flues have been inspected visually and checked for satisfactory evacuation of products of combustion. A detailed internal inspection of the flue integrity, construction and lining has NOT been carried out.

REGISTERED BUSINESS DETAILS (Reg No: 502244)
 Gas Engineer: **DEREK CUTHBERT**
 Gas Safe registered engineer No: **9067674**
 Company: **EM TSC FS**
 Address: **ELLISMORE W5Y**
 Postcode: **TANWICHIDE** Tel: **01678 808034**

INSPECTION/INSTALLATION ADDRESS
 Name & Title: **DAVID WELCH**
 Address: **1/2 LAMORSEY PLACE**
BOINGTON GLASGOW
 Postcode: **SK0 1HF** Tel: _____
 I certify that I carried out inspections on the appliances detailed below.
 Signed: *Derek Cuthbert* inspection Date: _____

LANDLORD (OR AGENT) NAME & ADDRESS (if applicable)
 Name & Title: **MRS ZORINA AHMED**
 Address: **8 NEWMILLS GARDENS**
KILMARNOCK
 Postcode: **KA3 6FX** Tel: _____

Location	APPLIANCE DETAILS			FLUE TESTS				INSPECTION DETAILS					Appliance Safe to Use Yes/No
	Make and Model	Type	Flue Type OF/BS/FL	Operating Pressure (bar or kPa) (if applicable)	Gas Pressure (bar or kPa) (if applicable)	Flue Gas Temperature (°C)	Flue Gas Composition (CO, O ₂ , NO _x)	Flue Gas Leakage (ppm)					
1 KITCHEN	WORCESTER CASE-S-90281	F/D	RS	2.8kPa	YES	N/A	✓	✓	✓	✓	✓	✓	✓
2													
3													
4													
5													

Gas Installation Pipework: Satisfactory Visual Inspection: Yes No
 Emergency Control Accessible: Yes No
 Satisfactory Gas Tightness Test: Yes No
 Equipotential Bonding Satisfactory: Yes No

GIVE DETAILS OF ANY FAULTS
 1 N/A
 2 N/A
 3 N/A
 4 N/A
 5 N/A

RECTIFICATION WORK CARRIED OUT
 1 N/A
 2 N/A
 3 N/A
 4 N/A
 5 N/A

Audible CO Alarms: Approved CO Alarms Fitted: Yes No
 Ave CO Alarms in Date: Yes No N/A
 Testing of CO Alarms Satisfactory: Yes No N/A
 Smoke Alarms Fitted: Yes No N/A

Number of appliances tested: **1**
 This record is issued by: Signed: *Derek Cuthbert*
 Received on behalf of the Landlord/Home Owner: Signed: _____
 Date: **30/04/17**
 Date: **30/04/17**